



THE
A-TEAM

**RE/MAX
FIRST**

151 CALHOUN Crescent, Calgary T3P 1Y2

MLS®#: **A2145385** Area: **Livingston** Listing Date: **06/28/24** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **319 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,300**
 Low Sqft:
 Ttl Sqft: **2,300**

DOM

6
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Granite,Laminate**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Humidifier,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Smart Home,Tankless Hot Water,Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`0" x 5`0"	Dining Room	Main	8`2" x 14`1"
Kitchen	Main	18`5" x 11`7"	Living Room	Main	14`9" x 14`1"
Bedroom	Main	13`0" x 10`6"	Bedroom - Primary	Second	13`3" x 14`3"
5pc Ensuite bath	Second	2`10" x 4`4"	Bedroom	Second	3`10" x 2`8"
Bedroom	Second	3`1" x 3`10"	Den	Second	2`4" x 3`5"
Bonus Room	Second	5`9" x 4`0"	4pc Bathroom	Second	1`8" x 2`7"

Laundry
Kitchen
Bedroom
Furnace/Utility Room

Second
Basement
Basement
Basement

1`8" x 2`3"
3`3" x 3`0"
2`8" x 4`2"
3`3" x 2`5"

Living/Dining Room Combination
4pc Bathroom
Bedroom

Basement
Basement
Basement

4`8" x 5`5"
2`6" x 1`6"
3`10" x 2`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2111751

Remarks

Pub Rmks:

Step into this lovely home with a detached double car garage, sitting near to the Park, With over 3100 sqft of living space, it's perfect for families or those who love to entertain . As you enter, you'll be welcomed by a roomy foyer, providing a warm and inviting atmosphere. The main floor boasts a convenient bedroom, complete with its own full bathroom, offering flexibility for guests or perhaps as a home office. The kitchen is truly the heart of the home, featuring a large island that's perfect for meal prep or casual dining. It's been upgraded with top-of-the-line appliances, stylish quartz countertops, and a generously sized walk in pantry for all your storage needs. Adjacent to the kitchen is a spacious dining area, bathed in natural light from the backyard-facing windows. And for those cozy evenings, there's a living room complete with a fireplace, creating the perfect ambiance for relaxation and gatherings. Upstairs, you'll find even more to love. A versatile loft area offers additional space for movie nights, game days, or simply unwinding with a good book. The primary bedroom is a true retreat, boasting its own ensuite bathroom with a luxurious tub, a standing shower, and a sizable walk-in closet. Two more bedrooms, and den for your kids to play or office space along with another full bathroom and a convenient laundry room, complete the second floor layout. But the surprises don't end there! Venture downstairs to discover a fully finished legal basement suite , complete with two additional bedrooms, a second kitchen, and a spacious rec room. With its separate entrance, this space offers endless possibilities - whether it's additional living quarters for extended family, a rental opportunity for extra income, or simply a fantastic area for entertaining. Located in a desirable neighborhood of Livingston, this home is surrounded by greenery and boasts a park just steps away. Plus, you'll enjoy easy access to a host of amenities, making it the perfect place to call home.

Inclusions:
Property Listed By:

**Dishwasher(Basement), Electric Range(Basement), Over the Range Microwave(Basement), Refrigerator(Basement), Washer(Basement), Dryer (Basement)
Royal LePage Solutions**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









