



THE
A-TEAM

**RE/MAX
FIRST**

196 CALHOUN Crescent, Calgary T3P 2G1

MLS®#: **A2151013**

Area: **Livingston**

Listing Date: **07/19/24**

List Price: **\$979,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **6,759 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot,Views**
Park Feat: **Double Garage Attached**

DOM

59
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`11" x 6`9"
Mud Room	Main	7`7" x 9`4"
Kitchen	Main	11`11" x 13`0"
2pc Bathroom	Main	2`11" x 8`1"
Balcony	Main	12`6" x 7`1"
Laundry	Upper	9`8" x 6`2"
Bedroom	Upper	8`9" x 9`7"

Room	Level	Dimensions
Den	Main	7`10" x 7`11"
Living Room	Main	13`1" x 15`6"
Dining Room	Main	11`11" x 9`11"
Pantry	Main	7`11" x 4`5"
Bonus Room	Upper	15`1" x 10`10"
Bedroom	Upper	8`9" x 9`6"
Bedroom - Primary	Upper	13`5" x 12`2"

**5pc Ensuite bath
Bedroom**

**Upper
Upper**

**9`7" x 11`5"
11`11" x 9`6"**

**4pc Bathroom
Walk-In Closet**
Legal/Tax/Financial

**Upper
Upper**

**8`0" x 4`11"
5`2" x 10`8"**

Title:
Fee Simple
Legal Desc:

2211602

Zoning:
R-G

Remarks

Pub Rmks: *** Please check out the Virtual Tour * Brand new, walk out, fully upgraded, and on a 6759 sqft conventional lot, this is the dream home you are looking for. It features 19 feet open to below high ceiling in the living room, both main and upper floor with 9 feet ceilings, 8 feet doors, quartz counter tops in the kitchen and bathrooms, gas cook top and built in oven and microwave, chimney hood fan, full height cabinets, upgraded lighting fixtures, wrought iron spindle railings, finished stairs to the basement, full height tiles on the fireplace, LVP flooring, and knock down ceiling. Upper floor with 4 bedrooms, large master bedroom, ensuite with double vanity sinks, tiled shower, and large tub, window in the laundry room, bright and open bonus room. Main floor with large living room, lots of windows, open to below, spacious kitchen and breakfast nook, sliding door to large vinyl deck with BBQ gas hook up, good size den, large mud room with sitting bench, and large size double attached garage. Walk out basement with large windows and future bathroom rough in. It closes to playground, shopping, and easy access to all major roads. ** 196 Calhoun Crescent NE ****

Inclusions:
Property Listed By:

**N/A
Century 21 Bravo Realty**

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













