



THE
A-TEAM

**RE/MAX
FIRST**

225 CALHOUN Crescent, Calgary T3P 1X8

MLS®#: **A2154093**

Area: **Livingston**

Listing Date: **08/13/24**

List Price: **\$746,547**

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: **3,437 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Rectangular Lot,Zero Lot Line**
Park Feat: **Double Garage Attached**

DOM

37
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Bathroom Rough-in,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	13`0" x 12`3"
Flex Space	Main	9`0" x 7`8"
Bonus Room	Upper	15`8" x 16`9"
5pc Ensuite bath	Upper	
Bedroom	Upper	10`10" x 13`6"
Laundry	Upper	

Room	Level	Dimensions
Dining Room	Main	9`6" x 11`3"
2pc Bathroom	Main	
Bedroom - Primary	Upper	13`1" x 13`3"
Bedroom	Upper	11`8" x 11`2"
4pc Bathroom	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0

Zoning:
R-G

Remarks

Pub Rmks: **This beautiful brand new 'Purcell 24' home built by Brookfield Residential features 3 bedrooms, 2.5 bathrooms and over 2,200 square feet of living space over two levels + an unspoiled basement that has ample space for a bedroom + bathroom + rec room and more! The main level of this home has been beautifully finished with two tone cabinetry in the kitchen and light vinyl flooring throughout - perfect for those with children and pets! The kitchen features warm wood tone cabinetry accented by dark oak cabinetry. The kitchen is complete with upgraded appliances including a built-in oven & microwave as well as a built-in cooktop. The kitchen has a large walkthrough pantry that leads to the mud room off of the double attached garage - providing added convenience for everyday living! The expansive living area features a wall of windows overlooking the backyard, allowing for natural light to pour through the home all day long. The main level is completed by a 2pc bathroom. Natural wood and iron spindle railing leads to the second level where you're greeted by a central bonus room that separates the primary bedroom from the secondary bedrooms. The primary suite features a wall of windows at the front and is complete with a full 5 pc ensuite including dual sinks, a soaker tub and walk-in shower. Two more generous bedrooms, a full bathroom and conveniently located laundry room complete the upper level. The basement is completely open and awaits your imagination for future development. This property is fully move-in ready in the new community of Livingston! Alberta New Home Warranty as well as builder's warranty allow you to purchase this brand new home with peace of mind.**

Inclusions: **N/A**
Property Listed By: **Charles**

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