



THE
A-TEAM

**RE/MAX
FIRST**

291 CALHOUN Crescent, Calgary T4B 3P6

MLS® #: **A2160374**

Area: **Livingston**

Listing Date: **08/26/24**

List Price: **\$745,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,882**

Low Sqft:

Ttl Sqft: **1,882**

Lot Information

Lot Sz Ar: **3,369 sqft**

Lot Shape:

DOM

23

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **4**

Access:

Lot Feat: **Zero Lot Line**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Concrete, Vinyl Siding**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`1" x 3`2"	Dinette	Main	10`0" x 11`8"
Kitchen	Main	10`0" x 14`1"	Living Room	Main	13`0" x 12`7"
4pc Bathroom	Second	8`11" x 10`6"	4pc Ensuite bath	Second	8`11" x 10`11"
Bedroom	Second	11`6" x 12`5"	Bedroom	Second	11`3" x 12`8"
Loft	Second	13`9" x 25`0"	Bedroom - Primary	Second	12`9" x 14`3"

Walk-In Closet

Second

5`1" x 11`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2211602

Zoning:

R-G

Remarks

Pub Rmks:

Welcome to your dream home in the vibrant and rapidly growing Livingston community! 2024 Build, never lived in. This beautifully upgraded single-family home offers everything you need for modern living, combining luxury, convenience, and future potential. This spacious home features three generous bedrooms and two and a half pristine bathrooms, designed with comfort and style in mind. The gourmet kitchen is a chef's delight, equipped with an upgraded hood fan and a premium Samsung gas stove, perfect for preparing your favorite meals. Elegant quartz countertops adorn all bathrooms, adding a touch of sophistication throughout the home, while the ensuite bathroom is fully upgraded, providing a private oasis for relaxation. The home boasts a spacious living room, ideal for relaxing or entertaining guests. Additionally, there is a bonus room, perfect for family gatherings, entertainment, or creating a personalized space to suit your lifestyle. One of the standout features of this home is it's separate entrance, enhancing its versatility and making it ideal for potential rental income or a private guest suite. The builder has also installed rough-ins in the basement, making it development-ready and allowing you to customize the space to your liking. Additionally, the main floor features a convenient half bath, ensuring ease of access for guests and family. Livingston is a community designed with families in mind. It offers easy access to major roads, including Stoney Trail and Centre Street, making commuting a breeze. The Livingston Hub, a central community center, features a gym, meeting rooms, and event spaces, while outdoor enthusiasts will love the parks, pathways, and recreational facilities. With access to schools, child care, and future educational developments, Livingston provides everything a growing family needs. Don't miss out on this exceptional opportunity to own a home that perfectly blends luxury, functionality, and potential in one of Calgary's most sought-after communities.

Inclusions:

Property Listed By:

N/A

eXp Realty

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