

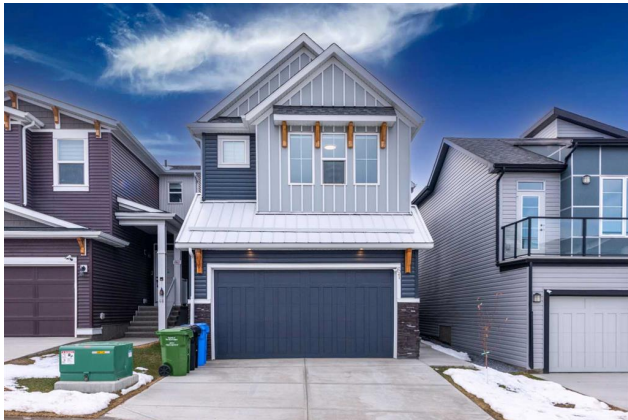


THE
A-TEAM

**RE/MAX
FIRST**

61 CALHOUN Crescent, Calgary T3P 1X8

MLS®#: **A2170924** Area: **Livingston** Listing Date: **10/04/24** List Price: **\$789,900**
 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: **3,369 sqft**
 Lot Shape:

DOM

25
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Zero Lot Line**
 Park Feat: **Double Garage Attached,Driveway,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **ENERGY STAR Qualified Equipment,Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Electric Water Heater,ENERGY STAR Qualified Appliances,Microwave,Range Hood,Washer/Dryer**
 Int Feat: **Bidet,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`10"	Dining Room	Main	9`7" x 11`3"
Kitchen	Main	13`2" x 14`9"	Living Room	Main	13`1" x 12`4"
Mud Room	Main	10`2" x 6`11"	Office	Main	9`1" x 7`9"
4pc Bathroom	Upper	7`11" x 5`1"	5pc Ensuite bath	Upper	12`3" x 11`3"
Bedroom	Upper	10`11" x 13`7"	Bedroom	Upper	11`11" x 13`7"
Bonus Room	Upper	16`5" x 15`11"	Laundry	Upper	7`0" x 6`4"
Bedroom - Primary	Upper	13`2" x 17`4"	Walk-In Closet	Upper	5`1" x 9`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2111751

Remarks

Pub Rmks: **Step into the heart of modern living with this inviting 3 bed, 2.5 bath home boasting a double car garage and a sprawling 2,243.47 sq ft. of refined comfort. As you step through the door, an expansive open floor plan awaits, seamlessly blending the kitchen, living, dining, and den areas, creating a welcoming ambiance perfect for both relaxation and entertainment. Ascending to the second floor, discover a spacious bonus room offering endless possibilities, complemented by two cozy bedrooms ideal for family or guests. The inclusion of a convenient laundry room adds functionality to everyday life, while the master bedroom, complete with its own ensuite bath, promises a tranquil retreat for unwinding after a long day. Outside, enjoy the beautifully completed deck, lawn, and fenced yard, perfect for outdoor gatherings or quiet evenings. The gravel landscaping adds a touch of elegance and low-maintenance convenience. Security cameras are included for added peace of mind, and numerous upgrades throughout the house enhance its modern appeal. Conveniently located near the airport and with a future shopping centre opening soon, this home offers both convenience and lifestyle. Don't miss the opportunity to make this beautiful home in this thriving and convenient location your own!**

Inclusions: **Window Coverings and outside security cameras**
Property Listed By: **URBAN-REALTY.ca**

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

