



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**233 CALHOUN Common, Calgary T4B 3P6**

MLS®#: **A2172776**      Area: **Livingston**      Listing Date: **10/12/24**      List Price: **\$719,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$6k, 24-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,207 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,807**  
 Low Sqft:  
 Ttl Sqft: **1,807**

DOM

**17**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Low Maintenance Landscape**  
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Built-In Range,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`2"	Dining Room	Main	6`10" x 11`2"
Foyer	Main	5`1" x 8`8"	Kitchen	Main	12`1" x 20`8"
Living Room	Main	18`11" x 13`7"	Office	Main	7`7" x 11`11"
3pc Ensuite bath	Second	4`9" x 10`3"	4pc Bathroom	Second	4`10" x 8`3"
Bedroom	Second	9`3" x 14`11"	Bedroom	Second	9`3" x 11`5"

Family Room  
Bedroom - Primary

Second  
Second

13`6" x 19`7"  
14`8" x 14`0"

Laundry

Second

4`11" x 7`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2110879**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome home to the Carlisle II built by Brookfield. This stunning 2 storey home is situated on a large corner lot on a quiet street in the community of Livingston. This beautifully designed home features countless upgrades, warm timeless finishes, an open floor plan, 3 generous bedrooms and a basement with separate entry and rough in ready to be suited, subject to approval and permitting by the city/municipality. The main floor features an open floor plan, East facing front office with sliding barn door, stunning upgraded kitchen with gourmet stainless steel appliances, quartz countertops, eat up island, spacious dining and a large living room with access to the backyard. The second storey offers a large primary bedroom with ensuite bathroom and private patio to enjoy the morning sun, 2 additional bedrooms and the laundry room. The basement is a clean slate ready for development with rough-in plumbing for a suite making this a fantastic investment opportunity for short or long term rental income potential. The backyard is fenced and offers a low maintenance lifestyle with extra space along the side of the home. Enjoy the bonus of a newly built oversized garage. Livingston is a master planned community offering a variety of amenities including a 35,000 square foot lifestyle centre, skating rinks, tennis courts, gymnasium, basketball court, splash park, playground, outdoor amphitheatre, meeting rooms and outdoor ping pong tables. The community is also set to have a large town centre including retail shops, services and office space. Easy access to Deerfoot and Stoney Trail make this community exceptional for commuting.**

Inclusions:  
Property Listed By: **N/A  
RE/MAX First**

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













