



GRASSROOTS
REALTY GROUP

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216 Calhoun cres NE
Calgary, Alberta

MLS # A2217365



\$889,990

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,061 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Rectangular Lot, See Remarks		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

Absolutely Gorgeous! Top 5 things you will love about this property are no. 1. LOCATION! Located in the beautiful community of Livingston NE, Enjoy the tranquility of home while keeping convenience within arm's reach. no. 2. Premium Walkout Lot 6060 Square feet, 162 Feet Deep. no. 3. LAYOUT! OPEN TO ABOVE LIVING ROOM with high ceiling which brings plenty of daylight throughout the day. Functional kitchen layout with gas range & pantry for storage. Main level bedroom & full bathroom. No. 4. UPPER! The upper level offers a perfect 3 bedroom layout with bonus room overlooking the living room views plus laundry room. Last but not least No.5. WALKOUT BASEMENT! Legal 2 bedroom basement suite along with all the appliances, can be easily rented out for over \$1600+ per month. This is The Best Valued Home in the market.