



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**17 Calhoun Crescent NE**  
**Calgary, Alberta**

**MLS # A2234519**



**\$743,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,792 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry		

<b>Inclusions:</b>	N/A
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Welcome to Your Dream Home in Livingston! Step into this pristine property by Morrison Homes with a sunny west facing backyard located in the highly desirable community of Livingston. Ideally positioned near parks, playgrounds, and offering quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, and Costco, this home combines modern convenience with timeless design. The main floor features an open-concept layout with 9' ceilings, creating a spacious and airy atmosphere. At the heart of the home is a gourmet kitchen, complete with upgraded stainless steel appliances, a large granite island, and a walk through pantry, perfect for both everyday living and entertaining. The cozy living room is anchored by a sleek electric fireplace, adding warmth and style. Upstairs, you'll find a versatile bonus room, a generously sized primary suite with large windows, a walk-in closet, and a spa-inspired ensuite featuring dual vanities. Two additional spacious bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. The undeveloped basement offers a blank canvas ready for your personal touch. Plus, enjoy peace of mind with a new roof, new siding and a water softener. Livingston is one of Calgary's most sought-after neighborhoods, offering exceptional community amenities. The 35,000 sq. ft. Livingston Hub includes an ice rink, splash park, gymnasium, playground, tennis court, banquet hall, community kitchen, daycare space, and more—everything you need just steps from your front door. Call today for your private showing!