



GRASSROOTS
REALTY GROUP

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152 Calhoun Common NE
Calgary, Alberta

MLS # A2241430



\$624,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,637 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	Dishwasher, Washer, Dryer, Refrigerator, Electric Range, Stacked Washer / Dryer		

Welcome to this beautifully maintained home nestled in the vibrant and highly sought-after community of Livingston. Perfectly situated with quick access to Stoney Trail, Deerfoot Trail, and Metis Trail, this property offers the ultimate in convenience and connectivity. Step inside to enjoy 9-foot ceilings on the main floor, creating a bright, open feel. The open-concept layout is ideal for modern living, and the spacious front porch is perfect for relaxing in any season. Upon entry, you're welcomed by a generously sized living room, ideal for entertaining or spending time with family. The stylish kitchen features quartz countertops, a central island, and high-end lighting and hardware throughout. A convenient half bathroom and large windows add to the airy and sun-filled main level. Upstairs, the expansive side windows fill the staircase and upper floor with natural light. The standout feature is the large family room/bonus room, a perfect space for movie nights, a home office, or a kids' play area. The upper level also offers a luxurious primary bedroom with a 4-piece ensuite and a walk-in closet, plus two additional bedrooms and another 4-piece bathroom, making it ideal for growing families. The fully developed basement is complete with a legal secondary suite, featuring a separate side entrance, its own heating system, a bedroom, and a full bathroom - an excellent option for extended family or rental income. Located just minutes from schools, parks, playgrounds, grocery stores, and Livingston Hill Park, this home offers incredible lifestyle value. Whether you're a first-time buyer or an investor, this is your chance to own a home that combines flexibility, location, and long-term potential. Book viewing for this amazing property today!