



GRASSROOTS
REALTY GROUP

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209 Calhoun Crescent NE
Calgary, Alberta

MLS # A2248116



\$759,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to the COLLINGWOOD & a BRAND-NEW home built by Excel homes. Offering 4 bedrooms & 3 full bathrooms. Nestled in the vibrant Northeast community of Livingston. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. This amazing family home has it all & it's loaded with upgrades & sits on a quiet street & has a SOUTH EAST FACING BACKYARD. There is a SEPERATE entrance to the basement stairwell - and all the rough in's are in place for future LEGAL suite (subject to city permits & approvals)! This home offers over 2225 sf & is delivered in an open plan, designed for families & entertaining. Main floor boasts a spacious entry, & bath & front flex room. The impressive kitchen is open to the great room & dining nook. You'll notice the back of the house is almost entirely windows (3 panel sliders in the family room), flooding this home w/natural daylight. Exit to your SOUTH EAST FACING backyard thru the oversized patio doors. Your Impressive kitchen features loads of cabinets & drawers, SS appliances and a huge waterfall island. You'll love the stone counter tops, pot lighting & HUGE walk-in pantry! The family room & dining area are connected & offer huge family / entertaining potential. Additionally, on this main floor level, you'll find a 4th bedroom and a full 4 piece bathroom. & KNOCKDOWN ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs you'll find three spacious bedrooms! The primary suite is separated from the 2 others by a huge bonus room that offers vaulted ceilings & pot

lighting. The primary suite also features a spa like 5 piece ensuite & walk in closet. Your laundry room with quartz folding counter & family bathroom complete this level. THE BASEMENT is undeveloped, but has all the rough in's for a future 2 bedrooms suite (subject to city permits & approvals)... & has a PRIVATE / SEPARATE side entry; perfect for rental income, extended family or a live-in nanny! Additional extras incl a gas line to BBQ, Smart Home Essentials like Ring Doorbell, wi-fi garage door opener, thermostat & numerous USB ports! The rear fence is already built and there will be gravel added to the side yard, sod to the front This is a BUILT GREEN home with all the cost saving features that make Excel Homes a wise choice !