



GRASSROOTS
REALTY GROUP

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44 Calhoun Common NE
Calgary, Alberta

MLS # A2259703



\$646,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,690 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Fridge in basement.

OPEN HOUSE SATURDAY OCTOBER 4TH 11am-1pm!!! EXTREMELY UNIQUE BROOKFIELD BUILD - BELVEDERE MODEL - TONS OF UPGRADES. Welcome to this exceptional, extremely unique Brookfield built, sought after belvedere model home located right across from a proposed new school, many major bus routes and in the heart of one of Calgary's newest and most updated communities—Livingston. This beautiful two-storey home is packed with charm and premium upgrades, featuring a thoughtfully designed main floor layout, that showcases a sunken living room and an elegant curved staircase tucked toward the back of the home with dual skylights above, soaring ceilings, a builder upgraded flush-mounted sprinkler fire suppression system, a luxurious lighting package, and premium vinyl plank flooring throughout. The spacious living room is soaked in natural sunlight and anchored by a sleek electric fireplace, creating a cozy yet modern ambiance. Just a few steps up, the elevated kitchen and dining area offers a sense of separation and sophistication, featuring all stainless steel appliances, recessed pot lighting, full-height premium cabinetry, and a large central island perfect for family meals or entertaining guests. From the dining area, step out into your own serene, backyard oasis, complete with covered seating under a charming gazebo—the ideal spot for relaxing on warm evenings or hosting unforgettable family gatherings. Back inside, head upstairs on your featured curved staircase to find your personal retreat in the large primary suite, which offers a spacious five-piece ensuite with a full standing glass-door shower, separate soaking tub, large vanity, and a walk-in closet that ticks all the boxes. Just off the primary suite, enjoy your morning coffee or unwind at the end of the day on your oversized private

balcony, soaking in the peaceful views of your quiet, family-friendly neighbourhood in total comfort and privacy. Across the upper level, you'll find two more generously sized bedrooms that share another full four-piece bathroom, making this layout ideal for a growing family, guest space, or a convenient home office or hobby room. Downstairs, the basement offers a blank canvas with bathroom rough-in and two large windows, giving you the freedom to create your dream space—whether it's a home gym, media room, kids' play area, or future development. With this many premium features, smart design choices, and a layout full of unique charm and character, this home is everything you've been waiting for and more—book your private viewing today and see what makes it so special!