



**GRASSROOTS**  
REALTY GROUP

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**113 Calhoun Common NE**  
**Calgary, Alberta**

**MLS # A2263958**



**\$638,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this stunning home nestled in the vibrant community of Livingston. This beautiful maintained home starts with an expansive front porch which is ideal for unwinding in any season. Main floor includes 9-foot ceilings that create a bright and open feel. Large windows add to the airy and sun-filled atmosphere. Spacious living room provides the family with relaxation area. Stylish kitchen features with quartz countertops, central island and ample white cabinetry. A small den is perfect for office or study corner. A half bath at the entry of the back door complete the main floor. When you walk upstairs, lots of natural light pours in through the expansive side windows. Large bonus room can be tailored for entertainment zone or a home office. Two huge bedrooms with 4-piece ensuites and walk-in closet situated at the both end of the 2nd floor. It is also convenient to have an upper floor laundry. Fully developed basement has an extra spacious living area. A third bedroom with walk-in closet plus a large full bathroom definitely ideal for a growing family. The highlight is that the basement has a separate entrance. It provides options for rental or a private retreat. This home offers the perfect blend of comfort, luxury and functionality, making it an ideal choice for families, professionals and anyone seeking a spacious and convenient living space. Don't hesitate, make an appointment to view your dream home. It is vacant and easy to show.