

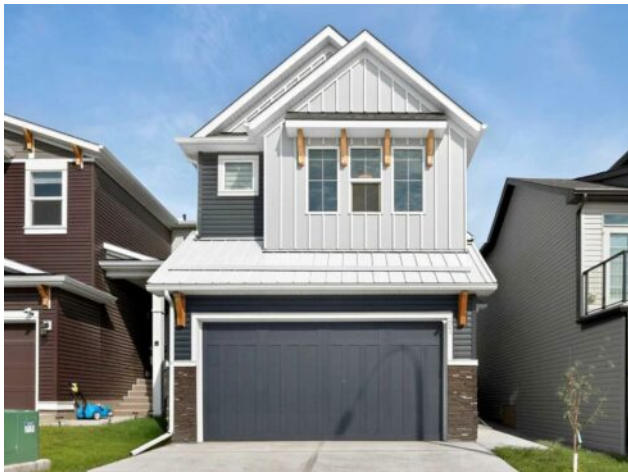


**GRASSROOTS**  
REALTY GROUP

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**61 Calhoun Crescent NE**  
**Calgary, Alberta**

**MLS # A2268644**



**\$799,900**

|                  |                                        |               |                  |
|------------------|----------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                             |               |                  |
| <b>Type:</b>     | Residential/House                      |               |                  |
| <b>Style:</b>    | 2 Storey                               |               |                  |
| <b>Size:</b>     | 2,206 sq.ft.                           | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Insulated      |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                                                                                                          |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|-----|
| <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>   | Full                                                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Located in the growing community of Livingston, this beautifully designed home offers 2,900 sqft of living space including a fully finished legal basement suite—perfect for extended family or rental income. The Main Floor features 9’ ceilings and durable Vinyl Plank Flooring throughout. The open concept layout includes a Gourmet Kitchen with Center Island with eating bar, Quartz Countertops, stylish Backsplash, Soft-Close Cabinetry, and a Walk-Thru Pantry. The spacious Living Room with Electric Fireplace and the adjacent Dining Area are fitted with motorized blinds and lead out to a Deck with Gas Hookup—perfect for summer BBQs. A Main Floor Den, a powder room and Insulated Double Attached Garage complete this level. Upstairs offers a spacious Bonus Room, a generous Primary Bedroom with Walk-In Closet (with window) and a luxurious 5-Piece Ensuite Bath including Double Vanity, Soaker Tub and oversized standing shower. Two additional Bedrooms, a 4-Piece Bath, and a convenient upper-floor Laundry Room complete the second level. The Fully Finished Legal Basement Suite includes its own Kitchen, Living Area, 1 Bedroom, 1 Den (just need to add a window to turn into a bedroom), 4-Piece Bath, and a second set of Laundry. The Backyard is fully fenced and landscaped, ready for you to enjoy. Livingston is a vibrant newer community in Calgary’s north, known for its modern amenities, parks, and the impressive Livingston Hub—featuring a community center, skating rink, and library.