



**16 Calhoun Rise NE
Calgary, Alberta**

MLS # A2284040

\$789,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,291 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, French Door, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Landscape rebate of \$2000 included when you complete the front landscaping within the first calendar year.		

Welcome to the Carbon by Cedarglen Homes – A Quick Possession Front Garage Home in Livingston. From an elevated curb appeal thanks to a craftsman style exterior, this impressive 26-ft wide front garage home offers 2,291 sq. ft. of living space with 4 bedrooms and 2.5 bathrooms. Designed for functionality and style, it features a side entry, main floor flex room, fireplace, and deck for outdoor living. Enjoy a 9 ft ceiling on the main floor and basement, an oversized pantry, and a compartment-style upper bathroom with dual sinks in the ensuite and main bath. Basement includes rough-ins for potential future development. A unique layout with modern finishes makes this home perfect for families seeking space and versatility.