



**GRASSROOTS**  
REALTY GROUP

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**16 Calhoun Rise NE**  
**Calgary, Alberta**

**MLS # A2284040**



**\$789,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Metal Siding , Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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 &ndash; 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.