



**28 Calhoun Rise NE
Calgary, Alberta**

MLS # A2284046



\$729,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,211 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:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Champion by Cedarglen Homes - A Quick Possession Front Garage Home in Livingston. This spacious home offers 2,211 sq. ft. of living space with 4 bedrooms and 2.5 bathrooms. The main floor features an open-concept great room that flows through the nook and kitchen, plus an inviting flex room and fireplace for added comfort. Upstairs, enjoy an oversized bonus room and a primary bedroom with a walk-in closet that connects to the laundry for convenience. Both bathrooms include dual sinks, with a 5-piece ensuite for a spa-like experience. Additional highlights include side entry, rough-ins for a potential future 2-bedroom basement, and modern finishes throughout.