



**61 Calhoun Crescent NE
Calgary, Alberta**

MLS # A2295105



\$789,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,206 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Basement: Stove, Range Hood, Refrigerator, Washer, Dryer

****LEGAL 2 Bedroom Basement Suite**** Stunning Family Home | 2,218 SqFt Main & Upper | 814 SqFt Legal Basement Suite | Sleek Modern Design | Two Toned Kitchen | Full Height Cabinets | Herringbone Backsplash | Stainless Steel Appliances | Gas Stove | Quartz Countertops | Kitchen Island with Barstool Seating Space | Walk-through Pantry | Main Level Office | Electric Fireplace | Open Floor Plan | High Ceilings | Large Windows | Great Natural Light Throughout | 3 Upper Level Bedrooms | Upper Level Family Room | Upper Level Laundry Room with Folding Shelf | Primary Ensuite Bath Standalone Soaking Tub | Great Closet Space | Separate Entry to Legal Basement Suite | Basement Laundry | Open Concept Living | Sizeable Bedrooms | Generous Storage | Rear Deck | Large Fully Fenced Backyard | Front Double Attached Garage. Welcome to your beautiful 2-storey family home boasting over 3,000 SqFt of developed living space throughout the main, upper & basement levels. The front door opens to a view of the beautiful the spindle staircase. The wide plank flooring, high ceilings & wide hallways highlight the size of this home. Step into the open floor plan kitchen, dining & living rooms where you'll immediately want to entertain! The kitchen is two-toned white & blue, a herringbone backsplash, sparkling quartz countertops & stainless steel appliances with a gas stove. The centre island with barstool seating is the perfect space to socialize while you cook or to enjoy small meals. The walk-through pantry that connects the kitchen to the mud room area off the interior garage door makes every grocery drop easy! The dining & living rooms are framed with glass providing incredible natural light. The dining room has sliding glass doors that lead to the back deck making indoor/outdoor living easy in Calgary's warm summer months. The living room is centred with an

electric fireplace with a TV ready wall above. The open-door office across from the kitchen island is a bonus for anyone with a work-from home lifestyle or can be used a kid's playroom! The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms, 2 bathrooms, a family room & laundry room. The primary bedroom is a personal oasis with plush carpet flooring, a deep walk-in closet & private 5pc ensuite bathroom. The ensuite has a deep standalone soaking tub, walk-in shower, double vanity & private washing closet. Bedrooms 2 & 3 are on the other side of the central family room; these share the 4pc bath with a tub/shower combo. The family room is a great space to come together in the evenings to relax & unwind. The laundry room located upstairs is every home owner's dream as its near all the bedrooms! Downstairs, the legal 2 bedroom basement suite has a separate side entry & its own laundry making it a completely independent level in the home. The open floor plan kitchen & rec room is spacious! Both bedrooms are sizeable & share the 4pc bath. Outside is an incredible backyard is ready to be enjoyed! Hurry and book your showing today!