



**17 Calhoun Crescent NE
Calgary, Alberta**

MLS # A2295916



\$708,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,785 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

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

Inclusions: N/A

Livingston—Calgary's vibrant master-planned community with world-class amenities! This beautifully designed 3-bedroom, 2.5-bath home built in 2021 by Morrison Homes offers 1,790 sq ft of modern living space, perfect for growing families. Step inside, you'll be greeted by sleek interior finishes: 9-foot ceilings on the main floor and durable vinyl plank flooring throughout the entire home, creating a bright, contemporary feel. The open floorplan seamlessly connects the bright Living room with electric fireplace and large windows to the adjacent Dining room—perfect for family gatherings and entertaining. The gourmet Kitchen features a centre island with breakfast bar, granite countertops, stainless steel appliances including gas stove and wine fridge, ample cabinetry, and a walk-through pantry. A powder room completes the main level, and the Double attached garage provides ample parking and storage. On the upper level, a central Bonus room provides the perfect space for family movie nights or a kids' play station. The spacious Primary suite offers a peaceful retreat with a walk-in closet and 4-piece luxurious ensuite bath featuring double vanity, granite countertops, and an oversized tiled separate shower. Two additional well-sized bedrooms share a 4-piece bath, and a convenient Laundry room completes this level. The unfinished basement with bathroom rough-in awaits your imagination and development, offering excellent potential for future living space. Step outside to the landscaped, partially fenced backyard, providing outdoor space for relaxation and play. This house has new Roof, new siding and water softener. Located in Livingston, one of Calgary's most sought-after neighborhoods offering exceptional community amenities. The impressive 35,000 sq ft Livingston Hub includes an ice rink, splash park, gymnasium, playground, tennis court,

banquet hall, community kitchen, daycare space, and more—providing year-round recreation and activities for the entire family. Close proximity to schools, shopping, parks, and major routes including Stoney Trail and Métis Trail makes this location both family-friendly and convenient. This is a fantastic opportunity to own a modern home in one of Calgary's most vibrant and amenity-rich communities!