



**77 Calhoun Crescent NE
Calgary, Alberta**

MLS # A2119832



\$858,786

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,220 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Brand Spanking new!! This home is waiting for the lucky family to come home. This beautiful home is Ideal for a Family that is looking to enjoy luxury and space and comfort, in the popular young and modern community of Livingston with many amenities . A spacious foyer leads you to the open main floor with LPV flooring, lots of natural light and classy neutral decor. This home offers 3 bedrooms + Main floor den that is ideal for a home office or guest room, large Bonus room, 2 and 1/2 bathrooms. The main floor has a large Livingroom, dinning room, a fabulous gourmet kitchen with granite counters tops , large island, ceiling high cabinets, classy back splash tiles, built-in stainless steel appliances, chimney hood fan and more. There is an ample Pantry to take care of all your grocery storage. There is also a 2 piece guest bathroom on this floor. Staircase with Iron railing leads you a very functional upstairs. Here you can enjoy family time in the Large bonus room. Primary bedroom has an impressive, very generous size 5 piece ensuite bathroom with a free-standing soaker tub and a large shower. Lots of closet space in the walk-in closet. On this level you will also find 2 more good size bedrooms,, a 4 piece main bathroom and laundry area to make your life easy. Main floor and unfinished basement both have 9ft ceiling height. Close to many major routes. Your Perfect home in the perfect community!!!