



**GRASSROOTS**  
REALTY GROUP

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**61 Calhoun Crescent NE**  
**Calgary, Alberta**

**MLS # A2123633**



**\$798,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,243 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Zero Lot Line		

<b>Heating:</b>	Forced Air	<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

<b>Inclusions:</b>	Outside security cameras
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Step into the heart of modern living with this inviting 3 bed, 2.5 bath home boasting a double car garage and a sprawling 2,243.47 sq ft. of refined comfort. As you step through the door, an expansive open floor plan awaits, seamlessly blending the kitchen, living, dining, and den areas, creating a welcoming ambiance perfect for both relaxation and entertainment. Ascending to the second floor, Discover a spacious bonus room offering endless possibilities, complemented by two cozy bedrooms ideal for family or guests. The inclusion of a convenient laundry room adds functionality to everyday life, while the master bedroom, complete with its own ensuite bath, promises a tranquil retreat for unwinding after a long day. Conveniently located near the airport and with a future shopping centre opening soon, this home offers both convenience and lifestyle. Don't miss the opportunity to make this beautiful home in this thriving and convenient location your own!