



**312 Calhoun Common NE  
Calgary, Alberta**

**MLS # A2143410**



**\$829,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,175 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

LUXURY UPGRADES | SOUTH BACKING GREEN SPACE | QUIET STREET | 2021 BUILT | OVER 3,000 sq ft OF DEVELOPED SPACE | FULLY FINISHED BASEMENT | All in Calgary's new north 'Livingston' - Housing one of the largest community facilities in Canada 'The Hub' which features sports, water spray parks, programs/events/activities all ages, skating/hockey and so much more! UPGRADES/FEATURES INCLUDE: Electric car charging in garage, Quartz counters throughout inc. large kitchen island with waterfall counters, high ceilings, rear deck, landscaped, LVP floor throughout entire home, tiled features, quality cabinets and so much more. Step inside to your newer home, find yourself enthralled with the large open floor plan that is complimented with high knock down ceilings. The kitchen has beautiful white cabinetry with soft close, cabinets upgraded to ceiling, tiled backsplash to ceiling where hood fan is, quartz counters with waterfall countertop upgrade for the island, island has heating nook, and a BUTLERS PANTRY, w/ upgraded SS appliances - wrapping up this kitchen to a chefs paradise to enjoy home cooked meals with the family. Main floor is complete with family room, den space (can be used as office/study/dining), half bath and walk through Butler pantry to garage - super helpful for grocery days! Head upstairs where you'll notice the exact quality transfer through out the rest of the home. There is a large bonus room as you get to the top floor, perfect to have separate space for kids. 3 additional bedrooms, all fantastic size and the primary retreat... you are in for a treat. It's a great size room, with a generous walk in closet (NICE!), and your own private 'spa' like ensuite paradise that has double vanity, walk in shower, and tub. The best part, this home has fully finished basement, meaning its new owners have nothing but to enjoy

here. The basement is a large open rec room, with a high end full bath (fully tiled shower), and large bedroom. Double garage has electric car charge hookup. With landscaping done, including a private deck to hangout on during the year (with handy storage underneath), AND backing onto nothing but green space - pure relaxation awaits... on a quiet street in this beautiful community this home will not last! Book your viewing today, before it's... gone! '