



**151 Calhoun Crescent NE
Calgary, Alberta**

MLS # A2145385



\$899,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2023 (1 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Dishwasher(Basement), Electric Range(Basement), Over the Range Microwave(Basement), Refrigerator(Basement), Washer(Basement), Dryer (Basement)

Step into this lovely home with a detached double car garage, sitting near to the Park, With over 3100 sqft of living space, it's perfect for families or those who love to entertain . As you enter, you'll be welcomed by a roomy foyer, providing a warm and inviting atmosphere. The main floor boasts a convenient bedroom, complete with its own full bathroom, offering flexibility for guests or perhaps as a home office. The kitchen is truly the heart of the home, featuring a large island that's perfect for meal prep or casual dining. It's been upgraded with top-of-the-line appliances, stylish quartz countertops, and a generously sized walk in pantry for all your storage needs. Adjacent to the kitchen is a spacious dining area, bathed in natural light from the backyard-facing windows. And for those cozy evenings, there's a living room complete with a fireplace, creating the perfect ambiance for relaxation and gatherings. Upstairs, you'll find even more to love. A versatile loft area offers additional space for movie nights, game days, or simply unwinding with a good book. The primary bedroom is a true retreat, boasting its own ensuite bathroom with a luxurious tub, a standing shower, and a sizable walk-in closet. Two more bedrooms, and den for your kids to play or office space along with another full bathroom and a convenient laundry room, complete the second floor layout. But the surprises don't end there! Venture downstairs to discover a fully finished legal basement suite , complete with two additional bedrooms, a second kitchen, and a spacious rec room. With its separate entrance, this space offers endless possibilities - whether it's additional living quarters for extended family, a rental opportunity for extra income, or simply a fantastic area for entertaining. Located in a desirable neighborhood of Livingston, this home is surrounded by greenery and boasts a park just steps away. Plus, you'll

enjoy easy access to a host of amenities, making it the perfect place to call home.