



**225 Calhoun Crescent NE  
Calgary, Alberta**

**MLS # A2154093**



**\$746,547**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,229 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

This beautiful brand new 'Purcell 24' home built by Brookfield Residential features 3 bedrooms, 2.5 bathrooms and over 2,200 square feet of living space over two levels + an unspoiled basement that has ample space for a bedroom + bathroom + rec room and more! The main level of this home has been beautifully finished with two tone cabinetry in the kitchen and light vinyl flooring throughout - perfect for those with children and pets! The kitchen features warm wood tone cabinetry accented by dark oak cabinetry. The kitchen is complete with upgraded appliances including a built-in oven & microwave as well as a built-in cooktop. The kitchen has a large walkthrough pantry that leads to the mud room off of the double attached garage - providing added convenience for everyday living! The expansive living area features a wall of windows overlooking the backyard, allowing for natural light to pour through the home all day long. The main level is completed by a 2pc bathroom. Natural wood and iron spindle railing leads to the second level where you're greeted by a central bonus room that separates the primary bedroom from the secondary bedrooms. The primary suite features a wall of windows at the front and is complete with a full 5 pc ensuite including dual sinks, a soaker tub and walk-in shower. Two more generous bedrooms, a full bathroom and conveniently located laundry room complete the upper level. The basement is completely open and awaits your imagination for future development. This property is fully move-in ready in the new community of Livingston! Alberta New Home Warranty as well as builder's warranty allow you to purchase this brand new home with peace of mind.