



**311 Calhoun Crescent NE
Calgary, Alberta**

MLS # A2154095



\$741,601

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

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

Inclusions: N/A

This beautiful brand new home built by Brookfield Residential features over 2,200 square feet of living space over two levels + an unspoiled basement that awaits your imagination! The Purcell 24 model features an open concept main living space, 3 bedrooms, 2.5 bathrooms, a bonus room, upper floor laundry and a double attached garage! The main level of the home has been timelessly finished with white cabinetry complete with subway tile backsplash, white quartz countertops, a suite of stainless steel appliances including a built-in oven & microwave, cooktop and chimney hood fan. The kitchen features a large central island and it overlooks both the main level living and dining spaces. The kitchen has a walkthrough pantry to the mud room off of the attached garage and a 2 pc bathroom completes the main level. Iron spindle railing leads to the second level, creating an open and bright living space all year long. The second level has a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite is complete with a large walk-in closet and 5 pc ensuite complete with a soaker tub, walk-in shower, dual vanities and a private water closet. Two large secondary bedrooms, a full bathroom and a laundry room complete the upper level. 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.