



291 Calhoun Crescent NE
Calgary, Alberta

MLS # A2160374



\$745,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,882 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:	Zero Lot Line		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, See Remarks, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Welcome to your dream home in the vibrant and rapidly growing Livingston community! 2024 Build, never lived in. This beautifully upgraded single-family home offers everything you need for modern living, combining luxury, convenience, and future potential. This spacious home features three generous bedrooms and two and a half pristine bathrooms, designed with comfort and style in mind. The gourmet kitchen is a chef's delight, equipped with an upgraded hood fan and a premium Samsung gas stove, perfect for preparing your favorite meals. Elegant quartz countertops adorn all bathrooms, adding a touch of sophistication throughout the home, while the ensuite bathroom is fully upgraded, providing a private oasis for relaxation. The home boasts a spacious living room, ideal for relaxing or entertaining guests. Additionally, there is a bonus room, perfect for family gatherings, entertainment, or creating a personalized space to suit your lifestyle. One of the standout features of this home is its separate entrance, enhancing its versatility and making it ideal for potential rental income or a private guest suite. The builder has also installed rough-ins in the basement, making it development-ready and allowing you to customize the space to your liking. Additionally, the main floor features a convenient half bath, ensuring ease of access for guests and family. Livingston is a community designed with families in mind. It offers easy access to major roads, including Stoney Trail and Centre Street, making commuting a breeze. The Livingston Hub, a central community center, features a gym, meeting rooms, and event spaces, while outdoor enthusiasts will love the parks, pathways, and recreational facilities. With access to schools, child care, and future educational developments, Livingston provides everything a growing family needs. Don't miss out on this exceptional

opportunity to own a home that perfectly blends luxury, functionality, and potential in one of Calgary's most sought-after communities.