



**61 Calhoun Crescent NE
Calgary, Alberta**

MLS # A2170924



\$785,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Zero Lot Line		

Heating:	ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Window Coverings and outside security cameras

Step into the heart of modern living with this inviting 3 bed, 2.5 bath home boasting a double car garage and a sprawling 2,243.47 sq ft. of refined comfort. As you step through the door, an expansive open floor plan awaits, seamlessly blending the kitchen, living, dining, and den areas, creating a welcoming ambiance perfect for both relaxation and entertainment. Ascending to the second floor, discover a spacious bonus room offering endless possibilities, complemented by two cozy bedrooms ideal for family or guests. The inclusion of a convenient laundry room adds functionality to everyday life, while the master bedroom, complete with its own ensuite bath, promises a tranquil retreat for unwinding after a long day. Outside, enjoy the beautifully completed deck, lawn, and fenced yard, perfect for outdoor gatherings or quiet evenings. The gravel landscaping adds a touch of elegance and low-maintenance convenience. Security cameras are included for added peace of mind, and numerous upgrades throughout the house enhance its modern appeal. Conveniently located near the airport and with a future shopping centre opening soon, this home offers both convenience and lifestyle. Don't miss the opportunity to make this beautiful home in this thriving and convenient location your own!