



GRASSROOTS
REALTY GROUP

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216 Calhoun Crescent NE
Calgary, Alberta

MLS # A2193818



\$919,000

| | | | |
|------------------|----------------------------|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,049 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Veneer | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters | | |

Inclusions: n/a

Discover the epitome of luxury living offering close to 2050 sq ft of refined space and over \$80,000 in premium upgrades, Central A/C, WALK_OUT BASEMENT LEGAL SUITE and OPEN TO ABOVE CONCEPT. Designed with sophistication and practicality, this house features 5 spacious bedrooms and 4 full bathrooms. One primary suite boasts a standing shower with an upgraded glass door, a soaker tub, and double vanity with undermount sinks, while the other includes a double vanity, The two secondary bedrooms share a well-appointed 4-piece bathroom, and a convenient full bathroom is located on the main floor. The main level impresses with its OPEN TO ABOVE layout that adds grandeur to the dining. The heart of this home is the gourmet kitchen, complete with built in Microwave, full height cabinets, extra drawers, a center island with additional storage, The kitchen also features quartz countertops throughout, a gas line, a gas BBQ line for the deck and a gas line for heated garage . Upstairs, the entire floor upgraded to comfy carpet. The basement is a 2 bedroom LEGAL SUITE with its own SEPARATE ENTRANCE and laundry. Comes with New Home Builder Warranty. The house is located in the prestigious community of Livingston that features the Huge Recreational Center, close to playground and future shopping, bus stop. A true must-see, schedule your viewing today.