



GRASSROOTS
REALTY GROUP

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14 Calhoun Crescent NE
Calgary, Alberta

MLS # A2202068



\$923,800

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Gazebo, Landscaped, Lawn, Level, Low Main		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Don't miss this incredible opportunity to own a nearly new former show home, complete with a legally suited walkout basement. Thoughtfully designed with extensive builder upgrades, this home offers luxurious living and exceptional functionality. Step through the covered front entrance into a beautifully designed open-concept main living space. The chef-inspired kitchen is a true centerpiece, featuring a large island, gas range, stainless steel appliances, and an oversized pantry. Adjacent to the kitchen, the spacious dining area and inviting living room are anchored by a sleek, expansive electric fireplace. Large southeast-facing windows flood the entire main floor with natural light, creating a warm and airy atmosphere. A gas line on the upper deck makes outdoor grilling easy and convenient, perfect for entertaining or enjoying a peaceful evening at home. The main floor also boasts a versatile office/den, a stylish powder room, and a functional mudroom with direct access to the garage. To ensure year-round comfort, the home is equipped with central air conditioning. Adding to its charm and curb appeal, the house is outfitted with Gemstone lights, providing customizable exterior lighting for any occasion. Upstairs, the luxurious primary suite is a true retreat, offering breathtaking elevated views through its southeast-facing windows. The spa-like ensuite features a dual vanity with an extended countertop, a deep soaker tub with a view, a glass-enclosed tiled shower, and a private water closet. A large walk-in closet completes the room. This level also includes three additional generously sized bedrooms, a well-appointed bathroom with a dual vanity and separate shower/toilet area—ideal for families—and a convenient upstairs laundry room. The walkout legal suite is a standout feature, perfect for multi-generational living or as a rental

opportunity. With a separate private entrance via concrete-paved side stairs, this legal suite is bright and welcoming, thanks to its large windows and glass-insert door that maximize natural light. Inside, you'll find a spacious living area, a fully equipped kitchen with stainless steel appliances and ample storage, a well-sized bedroom, and a four-piece bathroom featuring the same high-end cabinetry and tile as the main residence. The homeowners have also added a water filtration system and water softener, providing clean, high-quality water throughout the home. Additionally, a radon mitigation system has been installed for added peace of mind. Outside, the backyard offers a large covered patio, a great-sized yard, and an additional concrete pad—ideal for a gazebo or extra seating space. This property is perfect for a variety of homeowners and investors alike. Schedule your private showing today