

\$718,000 - 17 Calhoun Crescent Ne, Calgary

MLS® #A2251949

\$718,000

3 Bedroom, 3.00 Bathroom, 1,792 sqft

Single Family on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to Your Dream Home in Livingston! Step into this pristine property by Morrison Homes with a sunny west facing backyard located in the highly desirable community of Livingston. Ideally positioned near parks, playgrounds, and offering quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, and Costco, this home combines modern convenience with timeless design. The main floor features an open-concept layout with 9' ceilings, creating a spacious and airy atmosphere. At the heart of the home is a gourmet kitchen, complete with upgraded stainless steel appliances, a large granite island, and a walk through pantry, perfect for both everyday living and entertaining. The cozy living room is anchored by a sleek electric fireplace, adding warmth and style. Upstairs, you'll find a versatile bonus room, a generously sized primary suite with large windows, a walk-in closet, and a spa-inspired ensuite featuring dual vanities. Two additional spacious bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. The undeveloped basement offers a blank canvas ready for your personal touch. Plus, enjoy peace of mind with a new roof, new siding and a water softener. Livingston is one of Calgary's most sought-after neighborhoods, offering exceptional community amenities. The 35,000 sq. ft. Livingston Hub includes an ice rink, splash park, gymnasium, playground, tennis court,



banquet hall, community kitchen, daycare space, and moreâ€”everything you need just steps from your front door. Call today for your private showing! (id:6289)

Built in 2022

Essential Information

Listing #	A2251949
Price	\$718,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,792
Acres	0.08
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	17 Calhoun Crescent Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P1P1

Amenities

Features	Other, No Smoking Home, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Oven - gas, Water softener, Dishwasher, Wine Fridge, Dryer, Microwave, Hood Fan, Window Coverings
Heating	See remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1

of Stories 2

Exterior

Exterior Vinyl siding
Foundation Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark



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