

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		

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.