



GRASSROOTS
REALTY GROUP

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75 Calhoun Hill NE
Calgary, Alberta

MLS # A2257852



\$899,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,895 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautiful home with a walk-out basement in vibrant Livingston! Designed with an expansive open-concept layout, this residence offers over 2,400 sq. ft. of generous living space, enhanced by soaring 9-foot ceilings. As you step inside, you're greeted by luxury vinyl flooring that flows seamlessly throughout the main level. The chef-inspired kitchen features upgraded cabinetry, sleek stainless steel appliances, and a spacious walk-through pantry for added convenience. A bright breakfast nook opens onto a large deck—perfect for relaxing or entertaining. The inviting family room showcases an electric fireplace with a stone surround and tiled wall, adding both warmth and elegance. A mudroom and a convenient 2-piece bathroom complete the main level. Upstairs, the primary suite offers a walk-in closet and a luxurious 5-piece ensuite with double sinks. The upper level also includes a spacious bonus room, two additional well-appointed bedrooms, another 4-piece bathroom, and a laundry room for everyday ease. The fully finished walk-out basement expands your living space with a large entertainment area, an additional bedroom, and a modern 4-piece bathroom. Outside, the private backyard provides the perfect setting for relaxation or gatherings. With an outstanding location near the Livingston Community Centre, you'll enjoy exclusive access to a splash park, gymnasiums, ice rinks, soccer fields, playgrounds, and more. This is a rare opportunity you won't want to miss—book your private showing today and make this your perfect home!