



127 Calhoun Crescent NE
Calgary, Alberta

MLS # A2290697



\$839,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Zero Lot Line		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Shingle Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	n/a		

Step into this lovely beautiful home with a detached double car garage, sitting near to the Park, With over 3100 sqft of living space, it's perfect for families or those who love to entertain . As you enter, you'll be welcomed by a roomy foyer, providing a warm and inviting atmosphere. The main floor boasts a convenient bedroom, complete with its own full bathroom, offering flexibility for guests or perhaps as a home office. The kitchen is truly the heart of the home, featuring a large island that's perfect for meal prep or casual dining. It's been upgraded with top-of-the-line appliances, stylish quartz countertops, and a generously sized walk in pantry for all your storage needs. Adjacent to the kitchen is a spacious dining area, bathed in natural light from the backyard-facing windows. And for those cozy evenings, there's a living room complete with a fireplace, creating the perfect ambiance for relaxation and gatherings. Upstairs, you'll find even more to love. A versatile loft area offers additional space for movie nights, game days, or simply unwinding with a good book. The primary bedroom is a true retreat, boasting its own ensuite bathroom with a luxurious tub, a standing shower, and a sizable walk-in closet. Two more bedrooms, and den for your kids to play or office space along with another full bathroom and a convenient laundry room, complete the second floor layout. But the surprises don't end there! Venture downstairs to discover a fully finished legal basement suite , complete with two additional bedrooms, a second kitchen, and a spacious rec room. With its separate entrance, this space offers endless possibilities - whether it's additional living quarters for extended family, a rental opportunity for extra income, or simply a fantastic area for entertaining. Located in a desirable neighborhood of Livingston, this home is surrounded by greenery and boasts a park just steps away.

Plus, you'll enjoy easy access to a host of amenities, making it the perfect place to call home.