



GRASSROOTS

REALTY GROUP

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**54 Calhoun Crescent NE
Calgary, Alberta**

MLS # A2290900



\$998,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,615 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Granite, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Dishwasher, Gas Range, Range Hood, Garage Control(s), Refrigerator (2), Washer/Dryer

Here’s a Contemporary Cedarglen CUSTOM HOME in Livingston Calgary AB (Built 2023). Located in the highly sought-after community of Livingston on the NE/NW border, this 2,600 sq ft, two-storey detached home offers nearly-new luxury living with thoughtfully upgraded features and an attached double garage. The main level features soaring 10 FT CEILINGS enhance the spacious, open-concept layout. A sleek 5 ft-wide gas FIREPLACE anchors the family room, framed by oversized windows for maximum natural light. Private main-floor office with 10 mm GLASS DOORS. Chef’s kitchen boasts floor-to-ceiling cabinetry with a designer hood, QUARTZ BACKSPLASH and countertops, an oversized waterfall island, and premium black appliances including a high-end six-burner gas stove. A walk-in pantry with an additional fridge provides ample storage. UPGRADED light fixtures and oversized windows carry throughout the home. NINE-FOOT CEILINGS continue on the upper floor. Spacious bonus room provides a flexible family space. Expansive primary bedroom with a five-piece ensuite. Two additional large bedrooms and a well-appointed main bath complete this level. Nine-foot ceilings in the walk-out basement await your personal touch, offering potential for future development. New siding on two sides and brand-new roof shingles provide peace of mind. Large, fenced backyard ready for outdoor enjoyment. The DOUBLE ATTACHED GARAGE adds convenience and storage. Situated within Livingston, a premier master-planned community poised to welcome six new schools. Residents enjoy access to the Livingston Hub, maintained by the HOA for recreational amenities and private functions at preferred rates. Quick access to Stony Trail places downtown Calgary within easy reach and makes weekend trips to the mountains a

breeze—Canmore is approximately an hour’s drive away. With its generous square footage, high ceilings, modern finishes, and prime location, this well-appointed home offers exceptional value and an opportunity to enjoy new-build quality without the wait. Hurry & Book showing at this incredible home today.