



**229 Calhoun Crescent NE**  
**Calgary, Alberta**

**MLS # A2295121**



**\$796,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,915 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome Home to 229 Calhoun Crescent NE Discover this stunning Morrison-built two-storey home, offering just under 2,000 sq. ft. of beautifully upgraded living space. The bright, open-concept floor plan is flooded with natural light, highlighted by soaring ceilings and a spectacular two-storey living room with expansive windows. The gourmet kitchen is a chef’s dream &mdash; equipped with a gas range, striking stainless steel hood fan, double-door refrigerator with water and ice, and a built-in microwave. Custom quartz countertops, ceiling-height cabinetry, and a walk-through pantry with abundant storage complete this elegant space. Upstairs, glass-panel railings and a bright upper hallway continue the home’s airy feel. The primary suite is spacious and luxurious, featuring a soaker tub, dual sinks, walk-in closet with built-in storage, and stylish brass fixtures atop custom quartz counters. The secondary bedrooms are generously sized &mdash; perfect for a growing family &mdash; and the unspoiled basement with large windows and a 3-piece plumbing rough-in awaits your future development ideas. This exceptional home, located in a sought-after family-friendly community, truly has it all.