



**345 Calhoun Common NE
Calgary, Alberta**

MLS # A2308272



\$719,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,939 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Stone Counters, Vinyl Windows

Inclusions: Electric Stove/Oven in suite, Refrigerator in suite, Dishwasher in suite, Hood Fan in suite, Stacked Washer/Dryer in suite.

Welcome to this beautiful Brookfield-built home that is located on a quiet street in the heart of Livingston and features 4 bedrooms, 3.5 bathrooms, nearly 2,900 square feet of developed living space, and a legal 1 bedroom basement suite. The main level offers an open-concept layout, greeting you with resilient vinyl plank flooring, 9-foot ceilings, and a wall of South-facing windows that allow natural light to flow throughout the space. The living room is anchored by a central fireplace and opens up to the dining area and kitchen - making this the perfect space for entertaining friends and family. The extended and timeless white kitchen features built-in stainless steel appliances, quartz countertops, a subway-tile backsplash, two-tone cabinetry, a large pantry, and an oversized island with a waterfall countertop and breakfast bar for additional seating. The main level is complete with a functional den space for a work-from-home setup or a kids' play room and a 2-piece powder room. The upper level offers a functional layout with a bonus room separating the primary and secondary bedrooms. The spacious primary bedroom offers ample room for a king-sized bed and features a walk-in closet and a 4-piece ensuite bathroom with a double vanity and walk-in shower. Rounding out the upper level are two additional bedrooms, a 4-piece bathroom with an upgraded tiled bathtub, and a conveniently located laundry room. The fully legal and builder-developed basement suite is perfect for investors, multi-generational families, or homeowners looking to live up and rent down. The large 900+ square foot legal suite offers 1 bedroom, 1 bathroom, and an open-concept kitchen, living, and dining area. Unlike many newer homes in this community, this property offers a fully landscaped and fenced backyard, providing a great space to enjoy the warmer summer months. Additional

features of this home include upgraded lighting and hardware throughout, a new roof and new siding, and a double detached garage to keep your vehicles out of the elements. This home is ideally situated with parks and the Livingston HOA within walking distance, and shopping, restaurants, and cafes within a short drive. Daily commuting is made easy with nearby public transit stops and quick access to Stoney Trail and Deerfoot Trail. Don't miss this excellent opportunity in Livingston!