



**GRASSROOTS**  
REALTY GROUP

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**360 Calhoun Common NE**  
**Calgary, Alberta**

**MLS # A2315138**



**\$809,911**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,189 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Re		

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

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Wooden garage shelves, mud room white cabinet, white shelf in basement, gazebo, exterior camera x2

Most homes check a few boxes &mdash; this one checks them all. Welcome to 360 Calhoun Common, an immaculately kept and beautifully upgraded two-storey home in Livingston, lovingly cared for by the owners and offering nearly 3,000 sq. ft. of developed living space, 4 bedrooms, 3.5 bathrooms, and backing directly onto greenspace for added privacy, open views, and a setting that's increasingly hard to find. Step inside to a thoughtfully designed main floor featuring an elegant living space, main floor office/den, and a modern kitchen complete with granite countertops, large island, electric cooktop, and seamless flow into the dining area &mdash; perfect for both everyday living and entertaining. A functional mudroom with built-in storage provides convenient access to the double attached garage, while upgraded lighting, dimmer switches, closet organizers, and a built-in electric fireplace elevate comfort and style throughout. Upstairs, retreat to the spacious primary bedroom featuring a 5-piece ensuite with double vanity and walk-in closet, along with two additional generously sized bedrooms, a 4-piece bathroom, upper-level family room, and convenient upper-floor laundry &mdash; offering exceptional functionality for growing families. The basement features a secondary legal/registered suite with separate living space, adding flexibility and value, complete with a bedroom, 4-piece bathroom, cozy living room, full kitchen with gas stove, separate utility space, and dedicated laundry &mdash; ideal for extended family or potential income opportunities. Step outside and enjoy your private outdoor retreat with a 12' x 22' deck and gazebo, fully landscaped and fenced yard, all backing onto peaceful greenspace for added privacy and enjoyment. Major upgrades provide peace of mind, including a new roof and siding (2025), a new garage door, an upgraded

natural gas hot water tank (2025), garage shelving, and upgraded outdoor lighting. Located in the vibrant community of Livingston, you'll enjoy access to parks, walking paths, nearby amenities, and convenient transportation routes, making daily life both easy and enjoyable.