



GRASSROOTS
REALTY GROUP

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44 Calhoun Common NE
Calgary, Alberta

MLS # A2330092



\$580,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,659 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, None, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

This 2022-built home in Livingston offers a unique floor plan, nearly 1,700 sq. ft. of living space, 3 bedrooms and 2.5 bathrooms. The bright living room features 11-foot ceilings, large windows, an electric fireplace and a beautiful curved staircase. The kitchen includes white cabinetry, quartz countertops, a contrasting dark island, ample storage and a separate pantry. The adjoining dining area provides direct access to the landscaped backyard, complete with a gazebo. There is also space at the rear of the lot for a future double garage. Upstairs, two skylights bring natural light into the centre of the home. This level includes 3 bedrooms, 2 full bathrooms and a laundry room. The primary bedroom features a walk-in closet, private balcony and a 5-piece ensuite with dual sinks, a separate shower and a soaker tub. The unfinished basement provides space for future development. Located close to parks, playgrounds, walking paths, the Livingston Hub and Stoney Trail.