



GRASSROOTS
REALTY GROUP

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129 Calhoun Common NE
Calgary, Alberta

MLS # A2332736



\$639,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,686 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home in the Livingston community in the NW, where this duplex offers 4 beds and 3.5 baths with a bonus room! With 2333 sq ft of finished living space. This spacious home comes with central air conditioning, upgraded gourmet kitchen with stainless steel appliances and quartz countertops, all of which compliments the elegant cabinetry with ample storage space. The main floor boasts large windows and sliding doors off the living room, that flood the space with natural light, enhancing the warmth of the modern finishes. From the sliding doors, step unto a large deck at the rare of the home. The spacious dining flows from the kitchen and is just waiting to host your guests! The upper floor has a generous bonus room for all other family uses, like an office or movie spot. The ensuite primary bedroom comes with a walk in closet. This floor has two more bedrooms, one of which has a rare walk in closet. This homes is ideal and perfect for any family. It is close to Schools, amenities, and the Hub (Community recreation center) There's a large 1 bed LEGAL basement suite that is fully loaded and has a separate side entrance, (great for extra income). 2 car parking pad is located in the rare of the property. Great value for this DREAM home in a terrific neighborhood! Call to book your appointment today!