



GRASSROOTS
REALTY GROUP

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75 Calhoun Hill NE
Calgary, Alberta

MLS # A2348648



\$789,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,895 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions:	N/A
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This exceptional walk-out basement home delivers expertly designed living space, highlighted by soaring 9-foot ceilings and seamless luxury vinyl plank flooring throughout the main level. At the center of the home is a chef-inspired kitchen featuring upgraded cabinetry, stainless steel appliances, and a convenient walk-through pantry. The bright breakfast nook opens directly onto an enlarged deck, ideal for seamless indoor-outdoor entertaining. Unwind in the inviting family room, where a floor-to-ceiling tiled accent wall and electric fireplace create a stunning visual focal point. A functional mudroom and a 2-piece powder room complete the main floor. Upstairs, retreat to the primary bedroom boasting a walk-in closet and a spa-like 5-piece ensuite with double sinks. A bonus room offers endless possibilities for family movie nights, alongside two additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room. The fully finished walk-out basement extends your living space even further, featuring a massive recreation area, a fourth bedroom, and a modern full bath. Enjoy exclusive year-round access to the iconic Livingston Community Centre (splash park, ice rinks, courts and playgrounds) right at your doorstep.