



GRASSROOTS
REALTY GROUP

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341 Calhoun Common NE
Calgary, Alberta

MLS # A2350113



\$699,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,864 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Forced Air, Natural Gas	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:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Hood fan, Chimney hood fan

Welcome to a home designed for the way families live today! Located in the vibrant community of Livingston, this impressive 6 bedroom residence offers space, flexibility and income potential, making it an excellent opportunity for a growing family or investor. The main floor welcomes you with an open concept layout and a gourmet kitchen featuring a built in oven and microwave, gas cooktop and generous workspace. A main floor bedroom with its own ensuite provides an ideal option for guests, extended family or multi generational living, while a convenient powder room adds functionality. Upstairs, the spacious bonus room creates a versatile area for family gatherings, a home office, playroom or entertainment space, complemented by additional bedrooms and living areas. The fully developed 2 bedroom legal basement suite offers additional accommodation or potential rental income and features an electric cooktop. With approximately 1,951 sq. ft. of builder measured above grade living space, plus the developed basement, this home offers exceptional versatility. A double detached garage provides secure parking and valuable storage. Enjoy everything Livingston has to offer, including the 35,000 sq. ft. Livingston Hub with sports courts, gymnasium, skating facilities, splash park, playground, amphitheatre, gathering spaces and community programming. Extensive pathways, parks and green spaces add to the family friendly lifestyle. Conveniently located with easy access to major routes, schools, shopping, restaurants and everyday amenities, this is an opportunity to own a home that can grow with your family while offering additional income potential. Come see all that this exceptional Livingston property has to offer!