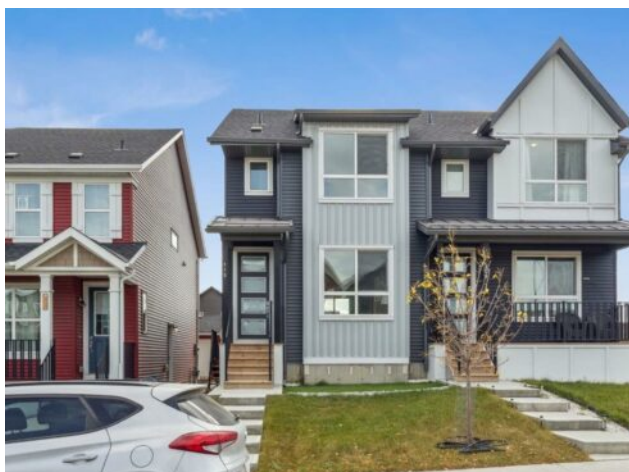


113 Calhoun Common NE Calgary, Alberta

MLS # A2263958



\$638,000

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,520 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning home nestled in the vibrant community of Livingston. This beautiful maintained home starts with an expansive front porch which is ideal for unwinding in any season. Main floor includes 9-foot ceilings that create a bright and open feel. Large windows add to the airy and sun-filled atmosphere. Spacious living room provides the family with relaxation area. Stylish kitchen features with quartz countertops, central island and ample white cabinetry. A small den is perfect for office or study corner. A half bath at the entry of the back door complete the main floor. When you walk upstairs, lots of natural light pours in through the expansive side windows. Large bonus room can be tailored for entertainment zone or a home office. Two huge bedrooms with 4-piece ensuites and walk-in closet situated at the both end of the 2nd floor. It is also convenient to have an upper floor laundry. Fully developed basement has an extra spacious living area. A third bedroom with walk-in closet plus a large full bathroom definitely ideal for a growing family. The highlight is that the basement has a separate entrance. It provides options for rental or a private retreat. This home offers the perfect blend of comfort, luxury and functionality, making it an ideal choice for families, professionals and anyone seeking a spacious and convenient living space. Don't hesitate, make an appointment to view your dream home. It is vacant and easy to show.