

\$761,800 - 332 Calhoun Common Ne, Calgary

MLS® #A2099738

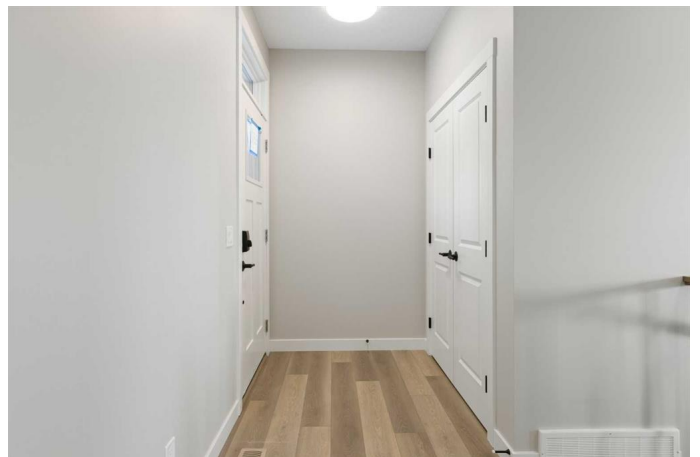
\$761,800

3 Bedroom, 3.00 Bathroom, 1,877 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

BACKING ONTO GREEN SPACE!! Here is your opportunity to get into a BRAND NEW, NEVER LIVED IN home with SOUTH facing backyard without waiting the 12 months for it to be built. Welcome to the 'Rundle,' an exquisite home crafted by the award-winning Brookfield Residential, nestled in the thriving community of Livingston – one of Calgary's newest and most sought-after neighborhoods. Boasting nearly 1,900 square feet of living space across its top two levels, this 3-bedroom, 2.5-bathroom residence is thoughtfully designed with two living areas, an open-concept main level, a double attached garage, and a sprawling basement primed for a potential fourth bedroom, additional living space, full bathroom, and ample storage. The main level welcomes you with a bright and open layout, featuring an UPGRADED kitchen equipped with an island that seamlessly connects to both the living and dining areas. The kitchen is a chef's delight complete with gorgeous full height cabinetry, QUARTZ countertops, black fixtures and hardware, stainless steel appliances + a large walk through pantry! The main living room is LIGHT & BRIGHT featuring a wall of windows overlooking the backyard and best of all, enjoy the open views of the MASSIVE GREEN space directly behind your home!! A convenient 2-piece powder room and an expansive mudroom with access to your double attached garage round out the main level. Ascending to the upper level, you'll find a



central bonus room that separates the primary suite from the secondary bedrooms. The primary bedroom serves as a true oasis, featuring a luxurious 5-piece ensuite with a soaker tub, walk-in shower, private water closet, and a spacious walk-in closet! Two additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room complete the upper level. The open spindle railing and an open-to-below design allow natural light to grace this beautiful home throughout the day. This home is BRAND NEW & fully move-in ready, offering the assurance of a full builder warranty and the protection of Alberta New Home Warranty. Don't miss the opportunity to make this stunning residence your own and be a part of the vibrant Livingston community – schedule your viewing today!

Built in 2023

Essential Information

MLS® #	A2099738
Price	\$761,800
Sold Price	\$755,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,877
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	332 Calhoun Common Ne
Subdivision	Livingston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1T3

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, None, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Level, Private, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 18th, 2024
Date Sold	June 16th, 2024
Days on Market	150
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	GREATER PROPERTY GROUP
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.