

\$829,900 - 312 Calhoun Common Ne, Calgary

MLS® #A2143410

\$829,900

4 Bedroom, 4.00 Bathroom, 2,175 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

LUXURY UPGRADES | SOUTH BACKING GREEN SPACE | QUIET STREET | 2021 BUILT | OVER 3,000 sq ft OF DEVELOPED SPACE | FULLY FINISHED BASEMENT | All in Calgary's new north 'Livingston' - Housing one of the largest community facilities in Canada 'The Hub' which features sports, water spray parks, programs/events/activities all ages, skating/hockey and so much more! UPGRADES/FEATURES INCLUDE: Electric car charging in garage, Quartz counters throughout inc. large kitchen island with waterfall counters, high ceilings, rear deck, landscaped, LVP floor throughout entire home, tiled features, quality cabinets and so much more. Step inside to your newer home, find yourself enthralled with the large open floor plan that is complimented with high knock down ceilings. The kitchen has beautiful white cabinetry with soft close, cabinets upgraded to ceiling, tiled backsplash to ceiling where hood fan is, quartz counters with waterfall countertop upgrade for the island, island has heating nook, and a BUTLERS PANTRY, w/ upgraded SS appliances - wrapping up this kitchen to a chefs paradise to enjoy home cooked meals with the family. Main floor is complete with family room, den space (can be used as office/study/dining), half bath and walk through Butler pantry to garage - super helpful for grocery days! Head upstairs where you'll notice the exact quality transfer through out the rest of the home. There is a large bonus room as you get to the top floor, perfect to



have separate space for kids. 3 additional bedrooms, all fantastic size and the primary retreat... you are in for a treat. It's a great size room, with a generous walk in closet (NICE!), and your own private 'spa' like ensuite paradise that has double vanity, walk in shower, and tub. The best part, this home has fully finished basement, meaning its new owners have nothing but to enjoy here. The basement is a large open rec room, with a high end full bath (fully tiled shower), and large bedroom. Double garage has electric car charge hookup. With landscaping done, including a private deck to hangout on during the year (with handy storage underneath), AND backing onto nothing but green space - pure relaxation awaits... on a quiet street in this beautiful community this home will not last! Book your viewing today, before it's... gone! '

Built in 2021

Essential Information

MLS® #	A2143410
Price	\$829,900
Sold Price	\$818,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,175
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	312 Calhoun Common Ne
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Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1T3

Amenities

Amenities	Clubhouse, Dog Park, Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	August 21st, 2024
Days on Market	62
Zoning	R-G
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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