

\$959,900 - 38 Calhoun Crescent, Calgary

MLS® #A2149033

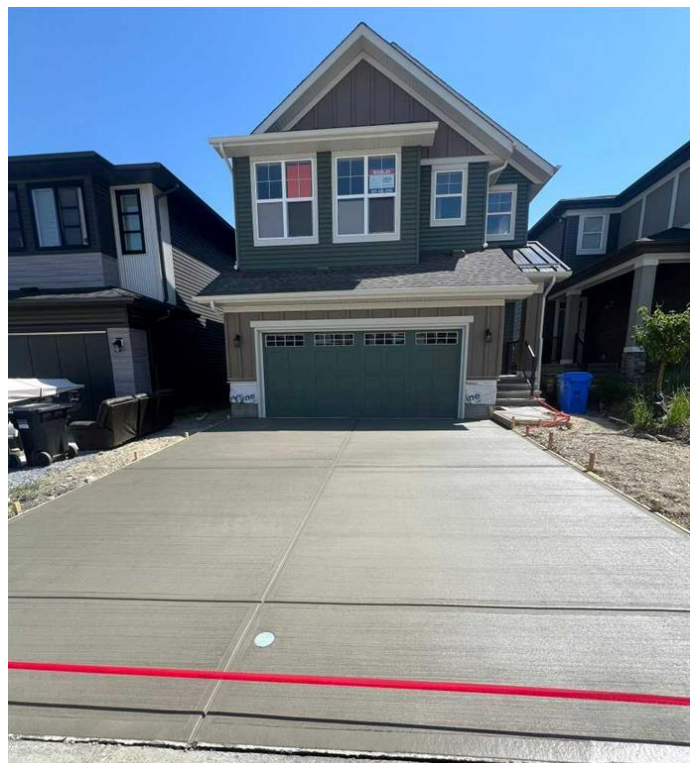
\$959,900

6 Bedroom, 4.00 Bathroom, 2,574 sqft

Residential on 0.10 Acres

Livingston, Calgary, Alberta

PRICE REDUCED The HAWTHORNE model Excel home features, a LEGAL WALKOUT BASEMENT SUITE, and the unique exterior is a show stopper. Modern, functional design, and elevated with contemporary finishings that complement luxury living. This home is flooded by natural light and beautiful finishings throughout. Welcome to the home of your dreams! This beautiful excel-built home is located in the most sought-after part of Livingston! If you are looking for ample square footage and beautiful private views, look no further! Inside, you will discover a bright and spacious living room/dining room that is perfect for entertaining your guests and that is complemented by Chef's DREAM Kitchen with Upgraded stainless steel appliances, quitze counters, upgraded soft close full height cabinetry, chimney style hood-fan and a built-in Microwave PLUS you will LOVE your new SPICE KITCHEN!, spacious living room. The floor plan is so functional, with a tucked-away flex room, loads of room, and great flow throughout.. The 4 bedrooms plus bonus room on the upper level is perfect for family living with plenty of room for everyone! the spacious primary bedroom has 5 PC ensuite and large walk-in closets. The other 3 bedrooms are all a great size, share a 4-piece bath. There is a good-sized laundry room tucked off of the bonus room. This amazing home has been custom-built with a LEGALLY SUITED BASEMENT! This two-bedroom open-concept legal suite boasts stainless steel



appliances, quitze counters, tile, and carpeted flooring, and its own separate laundry. This LEGAL suite is registered with the City and has everything a legal suite requires like a separate furnace and water tank. Enjoy! Other things to note about this incredible home; are the ALBERTA NEW HOME WARRANTY, the Gas line for the BBQ on your newly built deck, and upgraded pot lights, It is truly a must-see property! View the virtual tour or schedule your private showing today.

Built in 2024

Essential Information

MLS® #	A2149033
Price	\$959,900
Sold Price	\$940,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,574
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	38 Calhoun Crescent
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1X8

Amenities

Amenities	None
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Parking Spaces 4
Parking Double Garage Attached

Interior

Interior Features Built-in Features, Double Vaulted Ceiling(s), Walk-In C
Appliances Dishwasher, Dryer, Electric S
Heating Forced Air
Cooling None
Has Basement Yes
Basement Finished, Full, Suite, Walk-Out



Exterior

Exterior Features Lighting, Playground, Private Entrance
Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 12th, 2024
Date Sold August 17th, 2024
Days on Market 36
Zoning R-G
HOA Fees 449.40
HOA Fees Freq. ANN

Listing Details

Listing Office URBAN-REALTY.ca

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