

\$746,547 - 225 Calhoun Crescent Ne, Calgary

MLS® #A2154093

\$746,547

3 Bedroom, 3.00 Bathroom, 2,229 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

This beautiful brand new 'Purcell 24' home built by Brookfield Residential features 3 bedrooms, 2.5 bathrooms and over 2,200 square feet of living space over two levels + an unspoiled basement that has ample space for a bedroom + bathroom + rec room and more! The main level of this home has been beautifully finished with two tone cabinetry in the kitchen and light vinyl flooring throughout - perfect for those with children and pets! The kitchen features warm wood tone cabinetry accented by dark oak cabinetry. The kitchen is complete with upgraded appliances including a built-in oven & microwave as well as a built-in cooktop. The kitchen has a large walkthrough pantry that leads to the mud room off of the double attached garage - providing added convenience for everyday living! The expansive living area features a wall of windows overlooking the backyard, allowing for natural light to pour through the home all day long. The main level is completed by a 2pc bathroom. Natural wood and iron spindle railing leads to the second level where you're greeted by a central bonus room that separates the primary bedroom from the secondary bedrooms. The primary suite features a wall of windows at the front and is complete with a full 5 pc ensuite including dual sinks, a soaker tub and walk-in shower. Two more generous bedrooms, a full bathroom and conveniently located laundry room complete the upper level. The basement is completely open and awaits your imagination for future



development. This property is fully move-in ready in the new community of Livingston! Alberta New Home Warranty as well as builder's warranty allow you to purchase this brand new home with peace of mind.

Built in 2024

Essential Information

MLS® #	A2154093
Price	\$746,547
Sold Price	\$746,547
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,229
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	225 Calhoun Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1X8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking
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	Home, Open Floorplan, Pantry
Appliances	Built-In Oven, Dishwasher, Electric Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot, 100' x 100'
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	September 19th, 2024
Days on Market	37
Zoning	R-G
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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