

\$741,601 - 311 Calhoun Crescent Ne, Calgary

MLS® #A2154095

\$741,601

3 Bedroom, 3.00 Bathroom, 2,229 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

This beautiful brand new home built by Brookfield Residential features over 2,200 square feet of living space over two levels + an unspoiled basement that awaits your imagination! The Purcell 24 model features an open concept main living space, 3 bedrooms, 2.5 bathrooms, a bonus room, upper floor laundry and a double attached garage! The main level of the home has been timelessly finished with white cabinetry complete with subway tile backsplash, white quartz countertops, a suite of stainless steel appliances including a built-in oven & microwave, cooktop and chimney hood fan. The kitchen features a large central island and it overlooks both the main level living and dining spaces. The kitchen has a walkthrough pantry to the mud room off of the attached garage and a 2 pc bathroom completes the main level. Iron spindle railing leads to the second level, creating an open and bright living space all year long. The second level has a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite is complete with a large walk-in closet and 5 pc ensuite complete with a soaker tub, walk-in shower, dual vanities and a private water closet. Two large secondary bedrooms, a full bathroom and a laundry room complete the upper level. 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.Â

Built in 2024

Essential Information

MLS® #	A2154095
Price	\$741,601
Sold Price	\$741,601
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	311 Calhoun Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2E9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	September 6th, 2024
Days on Market	24
Zoning	R-G
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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