



# 225 Calhoun Crescent Calgary Alberta

\$746,547

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. (id:6769)

Great room 13.00 Ft x 12.25 Ft  
 Dining room 9.50 Ft x 11.25 Ft  
 Other 9.00 Ft x 7.67 Ft  
 2pc Bathroom Measurements not available  
 Bonus Room 15.67 Ft x 16.75 Ft  
 Primary Bedroom 13.08 Ft x 13.25 Ft

5pc Bathroom Measurements not available  
 Bedroom 11.67 Ft x 11.17 Ft  
 Bedroom 10.83 Ft x 13.50 Ft  
 4pc Bathroom Measurements not available  
 Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Charles

<http://www.kevinfrench.ca/>



See

### Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca