



## 259 Calhoun Crescent Calgary Alberta

\$798,120

Welcome to this impressive, 2023 built, 2070 square foot, two-story home located on a large corner lot in the highly sought-after neighborhood of Livingston. This house offers 3 bedrooms and 2 bathrooms upstairs PLUS a bedroom with a walk in closet and full 4 pc bath on the MAIN level. Generous living space with an unspoiled basement, perfect for future development to design for the needs of your family. The spacious living room features a cozy fireplace with a hearth and is open to the dining room and a gourmet kitchen, complete with stainless steel appliances (gas stove, french door fridge, dishwasher, built in wall microwave) quartz countertops, a large island, and a walk-in pantry. A significant characteristic of this home is the airy, open to above architectural feature in the great room complete with floor to ceiling windows for maximum natural light! The primary bedroom is a true retreat, offering a large walk-in closet, a modern ensuite bathroom with a soaking tub and tile surround, a separate shower, and dual vanities. The remaining bedrooms are generously sized and share a well-appointed bathroom. The laundry and a bonus room are also conveniently located upstairs. Don't miss out on this opportunity to own a brand new home in a fantastic location. Schedule a viewing today! (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Bedroom 9.92 Ft x 9.33 Ft

Living room 12.00 Ft x 13.58 Ft

Dining room 13.00 Ft x 9.33 Ft

Kitchen 13.00 Ft x 12.00 Ft

Primary Bedroom 13.00 Ft x 14.00 Ft

Bedroom 9.33 Ft x 13.25 Ft

Bedroom 9.25 Ft x 13.25 Ft

Bonus Room 15.17 Ft x 13.08 Ft

Laundry room .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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See

**Mirror**

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