



209 Calhoun Crescent Calgary Alberta

\$759,900

Welcome to the COLLINGWOOD - a BRAND-NEW home built by Excel homes. Offering 4 bedrooms & 3 full bathrooms. Nestled in the vibrant Northeast community of Livingston. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. This amazing family home has it all - it's loaded with upgrades - sits on a quiet street & has a SOUTH EAST FACING BACKYARD. There is a SEPERATE entrance to the basement stairwell - and all the rough in's are in place for future LEGAL suite (subject to city permits & approvals)! This home offers over 2225 sf & is delivered in an open plan, designed for families & entertaining. Main floor boasts a spacious entry, 1/2 bath & front flex room. The impressive kitchen is open to the great room & dining nook. You'll notice the back of the house is almost entirely windows (3 panel sliders in the family room), flooding this home w/natural daylight. Exit to your SOUTH EAST FACING backyard thru the oversized patio doors. Your Impressive kitchen features loads of cabinets & drawers, SS appliances and a huge waterfall island. You'll love the stone counter tops, pot lighting & HUGE walk-in pantry! The family room & dining area are connected & offer huge family / entertaining potential. Additionally, on this main floor level, you'll find a 4th bedroom and a full 4 piece bathroom. 9' KNOCKDOWN ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs you'll find three spacious bedrooms! The primary suite is separated from the 2 others by a huge bonus room that offers vaulted ceilings & pot lighting. The primary suite also features a spa like 5 piece ensuite & walk in closet. Your laund...

Family room 17.17 Ft x 14.58 Ft

Primary Bedroom 14.50 Ft x 12.58 Ft

Other 10.00 Ft x 7.00 Ft

Bedroom 13.67 Ft x 11.50 Ft

Bedroom 15.83 Ft x 8.58 Ft

Bedroom 12.17 Ft x 8.83 Ft

Laundry room 7.75 Ft x 5.25 Ft

Living room 22.92 Ft x 12.67 Ft

Kitchen 8.83 Ft x 16.00 Ft

Primary Bedroom 11.50 Ft x 8.58 Ft

Pantry 8.83 Ft x 5.42 Ft

4pc Bathroom 7.75 Ft x 5.25 Ft

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Listing Presented By:



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5pc Bathroom 11.58 Ft x 10.50 Ft

Foyer 4.58 Ft x 4.00 Ft

4pc Bathroom 11.58 Ft x 5.25 Ft