



# 311 Calhoun Crescent Calgary Alberta

\$741,601

Ready for Immediate Possession. 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. (id:6769)

Great room 12.67 Ft x 20.33 Ft  
 Dining room 9.50 Ft x 11.25 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:



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