



## 38 CALHOUN Crescent Calgary Alberta

\$979,900

The HAWTHORNE model Excel home features, a LEGAL WALKOUT BASEMENT SUITE, and the unique exterior is a show stopper. Modern and functional in design and elevated with contemporary finishings that complement luxury living. This home is flooded by natural light and beautiful finishings throughout. Welcome to the home of your dreams! This beautiful excel-built home is located in the most sought-after part of Livingston! If it is ample square footage and beautiful private views that you are looking for, then look no further! Inside, you will discover a bright and spacious living room/dining room that is perfect for entertaining your guests and that is complemented by Chef's DREAM Kitchen with Upgraded stainless steel appliances, quartz counters, upgraded soft close full height cabinetry, chimney style hood-fan and a built-in Microwave PLUS you will LOVE your new SPICE KITCHEN!, spacious living room. The floor plan is so functional, with a tucked-away flex room, loads of room, and great flow throughout.. The 4 bedrooms plus bonus room on the upper level is perfect for family living with plenty of room for everyone! the spacious primary bedroom has 5 PC ensuite and large walk-in closets. The other 3 bedrooms are all a great size, share a 4-piece bath. There is a good-sized laundry room tucked off of the bonus room. This amazing home has been custom-built with a LEGALLY SUITED BASEMENT! This two-bedroom open-concept legal suite boasts stainless steel appliances, quartz counters, tile, and carpeted flooring, and its own separate laundry. This LEGAL suite is registered with the City and has everything a legal suite requires like a separate furnace and water tank. Enjoy! Other things to note about this incredible home; are the ALBERTA NEW HOME WARRANTY, the Gas line for the BBQ on your newly built deck, and upgraded pot lights, It is truly a must-see property! View the virtua...

Primary Bedroom 12.67 Ft x 13.50 Ft

Other 11.83 Ft x 4.92 Ft

5pc Bathroom 11.67 Ft x 9.92 Ft

4pc Bathroom 10.58 Ft x 4.92 Ft

Bedroom 10.33 Ft x 11.67 Ft

Other 4.08 Ft x 4.92 Ft

Kitchen 12.92 Ft x 13.58 Ft

Bedroom 10.58 Ft x 10.00 Ft

Family room 13.17 Ft x 12.00 Ft

4pc Bathroom 4.83 Ft x 7.92 Ft

Bedroom 9.92 Ft x 8.75 Ft

Bedroom 10.17 Ft x 8.92 Ft

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Listing Presented By:



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Laundry room 8.08 Ft x 6.67 Ft  
Bonus Room 16.50 Ft x 13.08 Ft  
Bedroom 14.00 Ft x 11.00 Ft  
Other 4.08 Ft x 4.92 Ft

Laundry room 5.00 Ft x 3.33 Ft  
Storage 5.75 Ft x 12.67 Ft  
Other 4.58 Ft x 13.33 Ft