



# 291 Calhoun Crescent Calgary Alberta

\$729,000

PRICED TO SELL! Welcome to your dream home in the vibrant and rapidly growing Livingston community! 2024 Build, never lived in. This beautifully upgraded single-family home offers everything you need for modern living, combining luxury, convenience, and future potential. This spacious home features three generous bedrooms and two and a half pristine bathrooms, designed with comfort and style in mind. The gourmet kitchen is a chef's delight, equipped with an upgraded hood fan and a premium Samsung gas stove, perfect for preparing your favorite meals. Elegant quartz countertops adorn all bathrooms, adding a touch of sophistication throughout the home, while the ensuite bathroom is fully upgraded, providing a private oasis for relaxation. The home boasts a spacious living room, ideal for relaxing or entertaining guests. Additionally, there is a bonus room, perfect for family gatherings, entertainment, or creating a personalized space to suit your lifestyle. One of the standout features of this home is its separate entrance, enhancing its versatility and making it ideal for potential rental income or a private guest suite. The builder has also installed rough-ins in the basement, making it development-ready and allowing you to customize the space to your liking. Additionally, the main floor features a convenient half bath, ensuring ease of access for guests and family. Livingston is a community designed with families in mind. It offers easy access to major roads, including Stoney Trail and Centre Street, making commuting a breeze. The Livingston Hub, a central community center, features a gym, meeting rooms, and event spaces, while outdoor enthusiasts will love the parks, pathways, and recreational facilities. With access to schools, child care, and future educational developments, Livingston provides everything a growing family needs. Don't miss out on this exception...

4pc Bathroom 8.92 Ft x 10.50 Ft  
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 Bedroom 11.50 Ft x 12.42 Ft  
 Bedroom 11.25 Ft x 12.67 Ft  
 Loft 13.75 Ft x 25.00 Ft  
 Primary Bedroom 12.75 Ft x 14.25 Ft

Other 5.08 Ft x 11.58 Ft  
 2pc Bathroom 8.08 Ft x 3.17 Ft  
 Dining room 10.00 Ft x 11.67 Ft  
 Kitchen 10.00 Ft x 14.08 Ft  
 Living room 13.00 Ft x 12.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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eXp Realty

**RE/MAX Realty Professionals**

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