



341 Calhoun Common Calgary Alberta

\$699,000

Welcome to a home designed for the way families live today! Located in the vibrant community of Livingston, this impressive 6 bedroom residence offers space, flexibility and income potential, making it an excellent opportunity for a growing family or investor. The main floor welcomes you with an open concept layout and a gourmet kitchen featuring a built in oven and microwave, gas cooktop and generous workspace. A main floor bedroom with its own ensuite provides an ideal option for guests, extended family or multi generational living, while a convenient powder room adds functionality. Upstairs, the spacious bonus room creates a versatile area for family gatherings, a home office, playroom or entertainment space, complemented by additional bedrooms and living areas. The fully developed 2 bedroom legal basement suite offers additional accommodation or potential rental income and features an electric cooktop. With approximately 1,951 sq. ft. of builder measured above grade living space, plus the developed basement, this home offers exceptional versatility. A double detached garage provides secure parking and valuable storage. Enjoy everything Livingston has to offer, including the 35,000 sq. ft. Livingston Hub with sports courts, gymnasium, skating facilities, splash park, playground, amphitheatre, gathering spaces and community programming. Extensive pathways, parks and green spaces add to the family friendly lifestyle. Conveniently located with easy access to major routes, schools, shopping, restaurants and everyday amenities, this is an opportunity to own a home that can grow with your family while offering additional income potential. Come see all that this exceptional Livingston property has to offer! (id:6769)

4pc Bathroom 5.08 Ft x 9.42 Ft

Bedroom 9.17 Ft x 13.08 Ft

Bedroom 9.25 Ft x 10.67 Ft

5pc Bathroom 5.75 Ft x 12.83 Ft

Family room 13.25 Ft x 12.25 Ft

Hall 7.17 Ft x 6.67 Ft

Hall 3.42 Ft x 3.33 Ft

4pc Bathroom 4.83 Ft x 8.33 Ft

Bedroom 12.25 Ft x 8.75 Ft

Bedroom 8.67 Ft x 9.42 Ft

Hall 11.92 Ft x 24.00 Ft

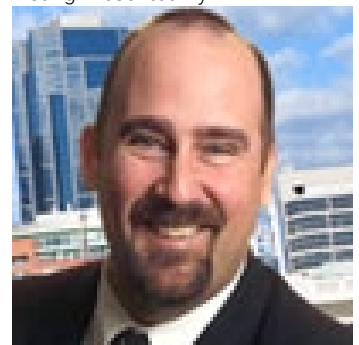
Kitchen 5.42 Ft x 9.83 Ft

Laundry room 8.25 Ft x 4.75 Ft

Recreational, Games room 13.50 Ft x 15.25 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Laundry room	5.08 Ft x 7.92 Ft	4pc Bathroom	8.17 Ft x 7.50 Ft
Primary Bedroom	12.75 Ft x 15.42 Ft	2pc Bathroom	5.00 Ft x 5.17 Ft
Other	8.83 Ft x 4.92 Ft		