

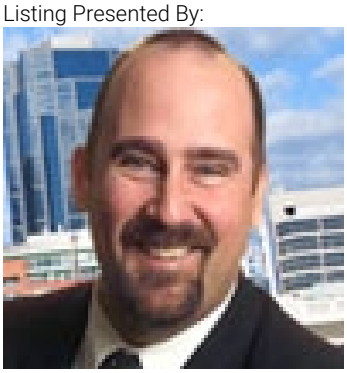
360 Calhoun Common Calgary Alberta

$759,997

Most homes check a few boxes -- this one checks them all. Welcome to 360 Calhoun Common, an immaculately kept and beautifully upgraded two-storey home in Livingston, lovingly cared for by the owners and offering nearly 3,000 sq. ft. of developed living space, 4 bedrooms, 3.5 bathrooms, and backing directly onto greenspace for added privacy, open views, and a setting that's increasingly hard to find. Step inside to a thoughtfully designed main floor featuring an elegant living space, main floor office/den, and a modern kitchen complete with granite countertops, large island, electric cooktop, and seamless flow into the dining area -- perfect for both everyday living and entertaining. A functional mudroom with built-in storage provides convenient access to the double attached garage, while upgraded lighting, dimmer switches, closet organizers, and a built-in electric fireplace elevate comfort and style throughout. Upstairs, retreat to the spacious primary bedroom featuring a 5-piece ensuite with double vanity and walk-in closet, along with two additional generously sized bedrooms, a 4-piece bathroom, upper-level family room, and convenient upper-floor laundry -- offering exceptional functionality for growing families. The basement features a secondary registered legal suite with separate living space, adding flexibility and value, complete with a bedroom, 4-piece bathroom, cozy living room, full kitchen with gas stove, separate utility space, and dedicated laundry -- ideal for extended family or potential income opportunities. Step outside and enjoy your private outdoor retreat with a 12' x 22' deck and gazebo, fully landscaped and fenced yard, all backing onto peaceful greenspace for added privacy and enjoyment. Major upgrades provide peace of mind, including a new roof and siding (2025), a new garage door, an upgraded natural gas hot water tank (2025), garage shelv...

4pc Bathroom 4.92 Ft x 8.08 Ft
Bedroom 11.00 Ft x 11.75 Ft
Kitchen 10.83 Ft x 8.50 Ft
Laundry room 7.33 Ft x 5.17 Ft
Recreational, Games room 11.58 Ft x 24.58 Ft
Furnace 9.58 Ft x 7.17 Ft
Storage 6.75 Ft x 7.17 Ft
4pc Bathroom 7.92 Ft x 5.00 Ft
5pc Bathroom 12.00 Ft x 11.50 Ft
Bedroom 10.83 Ft x 13.58 Ft
Bedroom 11.58 Ft x 13.58 Ft
Primary Bedroom 13.08 Ft x 17.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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2pc Bathroom 5.00 Ft x 4.75 Ft

Kitchen 15.17 Ft x 13.92 Ft

Living room 22.42 Ft x 12.00 Ft

Family room 16.08 Ft x 16.92 Ft

Laundry room 6.83 Ft x 6.25 Ft

Other 5.00 Ft x 8.67 Ft