



44 Calhoun Common Calgary Alberta

\$626,900

EXTREMELY UNIQUE BROOKFIELD BUILD - BELVEDERE MODEL - TONS OF UPGRADES. Welcome to this exceptional, extremely unique Brookfield built, sought after belvedere model home located right across from a proposed new school, many major bus routes and in the heart of one of Calgary's newest and most updated communities--Livingston. This beautiful two-storey home is packed with charm and premium upgrades, featuring a thoughtfully designed main floor layout, that showcases a sunken living room and an elegant curved staircase tucked toward the back of the home with dual skylights above, soaring ceilings, a builder upgraded flush-mounted sprinkler fire suppression system, a luxurious lighting package, and premium vinyl plank flooring throughout. The spacious living room is soaked in natural sunlight and anchored by a sleek electric fireplace, creating a cozy yet modern ambiance. Just a few steps up, the elevated kitchen and dining area offers a sense of separation and sophistication, featuring all stainless steel appliances, recessed pot lighting, full-height premium cabinetry, and a large central island perfect for family meals or entertaining guests. From the dining area, step out into your own serene, backyard oasis, complete with covered seating under a charming gazebo--the ideal spot for relaxing on warm evenings or hosting unforgettable family gatherings. Back inside, head upstairs on your featured curved staircase to find your personal retreat in the large primary suite, which offers a spacious five-piece ensuite with a full standing glass-door shower, separate soaking tub, large vanity, and a walk-in closet that ticks all the boxes. Just off the primary suite, enjoy your morning coffee or unwind at the end of the day on your oversized private balcony, soaking in the peaceful views of your quiet, family-friendly neighbourhood in total comfort and privacy. Across the up...

Furnace 11.33 Ft x 9.92 Ft

Living room 18.92 Ft x 12.58 Ft

Kitchen 13.83 Ft x 8.50 Ft

Dining room 12.67 Ft x 9.08 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.75 Ft x 12.67 Ft

Other Measurements not available

Other 9.50 Ft x 5.50 Ft

Bedroom 11.33 Ft x 9.50 Ft

Bedroom 10.83 Ft x 9.00 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Listing Presented By:



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