

**76 Calhoun Common NE**  
**Calgary, Alberta**

**MLS # A2176514**



**\$729,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,963 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** none

Lacated in the new north community Livingston, facing green space, this stunning 2-storey home features a fully developed basement with a separate side entrance. fully finished basement, 2740 total living space. main floor with open concept, feature main floor bedroom with ensuite, and a extra half bath. heading to upstairs, large bonus room with three good size bedrooms. second floor laundry, 5 pc ensuite. fully finished basement with large size bedroom and full bath. double dettached garage. this home will not last, book your showing today