

**233 Calhoun Common NE**  
**Calgary, Alberta**

**MLS # A2212357**



**\$679,800**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,808 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Lov		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome home to the Carlisle II built by Brookfield. This stunning 2 storey home is situated on a large corner lot on a quiet street in the community of Livingston. This beautifully designed home features countless upgrades, warm timeless finishes, an open floor plan, 3 generous bedrooms and a basement with separate entry and rough in ready to be suited, subject to approval and permitting by the city/municipality. The main floor features an open floor plan, East facing front office with sliding barn door, stunning upgraded kitchen with gourmet stainless steel appliances, quartz countertops, eat up island, spacious dining and a large living room with access to the backyard. The second storey offers a large primary bedroom with ensuite bathroom and private patio to enjoy the morning sun, 2 additional bedrooms and the laundry room. The basement is a clean slate ready for development with rough-in plumbing for a suite making this a fantastic investment opportunity for short or long term rental income potential. The backyard is fenced and offers a low maintenance lifestyle with extra space along the side of the home. Enjoy the bonus of a newly built oversized garage. Livingston is a master planned community offering a variety of amenities including a 35,000 square foot lifestyle centre, skating rinks, tennis courts, gymnasium, basketball court, splash park, playground, outdoor amphitheatre, meeting rooms and outdoor ping pong tables. The community is also set to have a large town centre including retail shops, services and office space. Easy access to Deerfoot and Stoney Trail make this community exceptional for commuting.