



## 61 Calhoun Crescent NE, Calgary, Alberta - \$815,000



Main Photo

### Property Description

Located in the growing community of Livingston, this beautifully designed home offers 2,900 sqft of living space including a fully finished legal basement suite—perfect for extended family or rental income.

The Main Floor features 9' ceilings and durable Vinyl Plank Flooring throughout. The open concept layout includes a Gourmet Kitchen with Center Island with eating bar, Quartz Countertops, stylish Backsplash, Soft-Close Cabinetry, and a Walk-Thru Pantry. The spacious Living Room with Electric Fireplace and the adjacent Dining Area are fitted with motorized blinds and lead out to a Deck with Gas Hookup—perfect for summer BBQs. A Main Floor Den, a powder room and Insulated Double Attached Garage complete this level.

Upstairs offers a spacious Bonus Room, a generous Primary Bedroom with Walk-In Closet (with window)



and a luxurious 5-Piece Ensuite Bath including Double Vanity, Soaker Tub and oversized standing shower. Two additional Bedrooms, a 4-Piece Bath, and a convenient upper-floor Laundry Room complete the second level.

The Fully Finished Legal Basement Suite includes its own Kitchen, Living Area, 1 Bedroom, 1 Den (just need to add a window to turn into a bedroom), 4-Piece Bath, and a second set of Laundry.

The Backyard is fully fenced and landscaped, ready for you to enjoy.

Livingston is a vibrant newer community in Calgary's north, known for its modern amenities, parks, and the impressive Livingston Hub—featuring a community center, skating rink, and library.

## REALTOR Referral

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*Courtesy Of: Jessica Chan Real Estate & Management Inc.*