



75 Calhoun Hill NE, Calgary, Alberta - \$899,000



Main Photo


Property Description

Welcome to this beautiful home with a walk-out basement in vibrant Livingston! Designed with an expansive open-concept layout, this residence offers over 2,400 sq. ft. of generous living space, enhanced by soaring 9-foot ceilings. As you step inside, you're greeted by luxury vinyl flooring that flows seamlessly throughout the main level. The chef-inspired kitchen features upgraded cabinetry, sleek stainless steel appliances, and a spacious walk-through pantry for added convenience. A bright breakfast nook opens onto a large deck—perfect for relaxing or entertaining. The inviting family room showcases an electric fireplace with a stone surround and tiled wall, adding both warmth and elegance. A mudroom and a convenient 2-piece bathroom complete the main level. Upstairs, the primary suite offers a walk-in closet and a luxurious 5-piece ensuite with double sinks. The upper level also includes a spacious bonus room, two additional well-appointed bedrooms, another 4-piece bathroom, and a laundry room for everyday ease. The fully finished walk-out basement expands your living space with a large entertainment area, an



additional bedroom, and a modern 4-piece bathroom. Outside, the private backyard provides the perfect setting for relaxation or gatherings. With an outstanding location near the Livingston Community Centre, you'll enjoy exclusive access to a splash park, gymnasiums, ice rinks, soccer fields, playgrounds, and more. This is a rare opportunity you won't want to miss—book your private showing today and make this your perfect home!

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