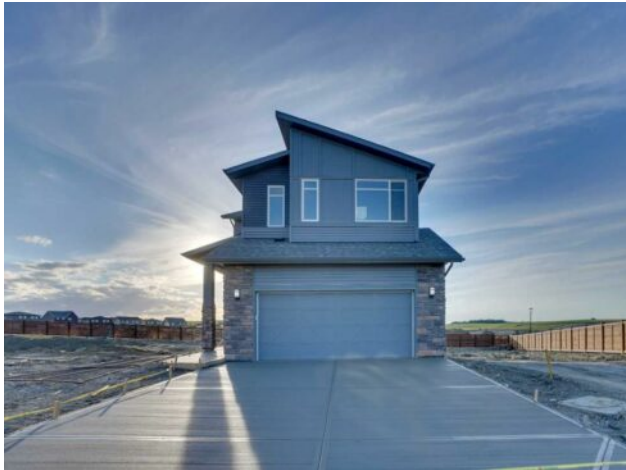


**264 Calhoun Crescent NE  
Calgary, Alberta**

**MLS # A2144735**



**\$839,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,254 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Introducing a brand new single-family home on a conventional lot, brimming with upgrades and modern features. The main floor features hardwood flooring and extended kitchen cabinets, complemented by ceiling fans throughout. Upon entering, you'll find an office room to your right and a mudroom. This stunning property boasts 9-foot ceilings and a gourmet kitchen package, perfect for the home chef. The kitchen is upgraded with a Whirlpool 36" French door fridge (25 cu. ft.) with an icemaker and exterior water dispenser, an upgraded Whirlpool front control gas range (5.8 L) with a gas line, and a Whirlpool stainless steel tub dishwasher. The upper floor features a master bedroom with a beautiful attached bathroom featuring numerous upgrades. Additionally, the upper floor has three more bedrooms and a bonus room. The unfinished basement, with a side entrance, is ready to be customized to your family's needs. This home combines elegance with functionality, providing a luxurious living experience for its new owners.