

28 Calhoun Rise NE  
Calgary, Alberta

MLS # A2284046



**\$769,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,211 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Champion by Cedarglen Homes - A Quick Possession Front Garage Home in Livingston. This spacious home offers 2,211 sq. ft. of living space with 4 bedrooms and 2.5 bathrooms. The main floor features an open-concept great room that flows through the nook and kitchen, plus an inviting flex room and fireplace for added comfort. Upstairs, enjoy an oversized bonus room and a primary bedroom with a walk-in closet that connects to the laundry for convenience. Both bathrooms include dual sinks, with a 5-piece ensuite for a spa-like experience. Additional highlights include side entry, rough-ins for a potential future 2-bedroom basement, and modern finishes throughout.