\$699,900 - 735 Livingston Way Ne, Calgary

MLS® #A2208940

\$699,900

4 Bedroom, 4.00 Bathroom, 1,734 sqft Residential on 0.07 Acres

Livingston, Calgary, Alberta

OPEN HOUSE SAT APR 12, 11:30-1:30 pm. Welcome to this stunning 2-storey detached home in the family-friendly community of LIVINGSTON! Built by Brookfield Residential, this fully developed and well-maintained property offers approximately 2,200 sq. ft. of living space. Step inside to find laminate flooring throughout, complemented by 9-foot ceilings that create a bright and inviting atmosphere. The open-concept layout features a spacious living room, perfect for family gatherings. The central modern kitchen boasts white cabinetry, quartz countertops, a large central island with pendant lighting, and a walk-in pantry with an additional closet for effortless organization. Adjacent to the kitchen, the dining area provides ample space for meals and entertaining, with a side/back door leading to the backyard. A convenient 2-piece bathroom and a walk-in closet complete the main level. Upstairs, a bright bonus room with a large window serves as the perfect retreat or home office, separated from the bedrooms for added privacy. The spacious primary bedroom includes a 4-piece ensuite with double sinks and a generous walk-in closet. Two additional well-sized bedrooms and another 4-piece bathroom provide comfortable accommodations for family or quests. The fully developed basement, completed by the builder with city permits, offers even more living space. This inviting area includes a cozy family roomâ€"ideal for movie nightsâ€"a fourth bedroom, and another 4-piece bathroom.







Outside, the sunny south-facing backyard is perfect for outdoor enjoyment. It features a double detached garage, a ground-level stamped concrete patio, a gazebo, and is fully fenced for privacy and security. Livingston residents enjoy access to the 35,000 sq. ft. Livingston Hub, a vibrant lifestyle center offering year-round programs, events, and amenities. The community features 250 acres of open space, including an off-leash dog park, bike pump track, splash park, and a network of pathways connecting you to urban shopping and nearby conveniences. Enjoy quick access to Stoney Trail and Deerfoot Trail, only 15 minutes to the airport, and a planned future C-Train Green Line. Schedule your viewing today and discover all that this amazing home and community have to offer!

Built in 2020

Essential Information

MLS® # A2208940 Price \$699,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,734

Acres 0.07

Year Built 2020

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 735 Livingston Way Ne

Subdivision Livingston

City Calgary

County Calgary
Province Alberta
Postal Code T3P1L5

Amenities

Amenities Parking, Party Room, Picnic Area, Playground, Visitor Parking,

Clubhouse, Park, Racquet Courts, Recreation Facilities, Recreation

Room

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings, Garage Control(s)

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Landscaped, Rectangular Lot, Gazebo, Zero Lot Line

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 5th, 2025

Days on Market 13

Zoning R-G

HOA Fees 473

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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