

\$549,900 - 784 Livingston Hill Ne, Calgary

MLS® #A2085453

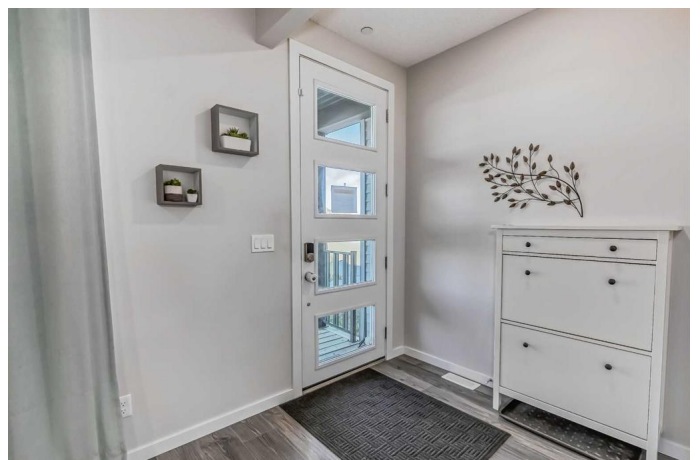
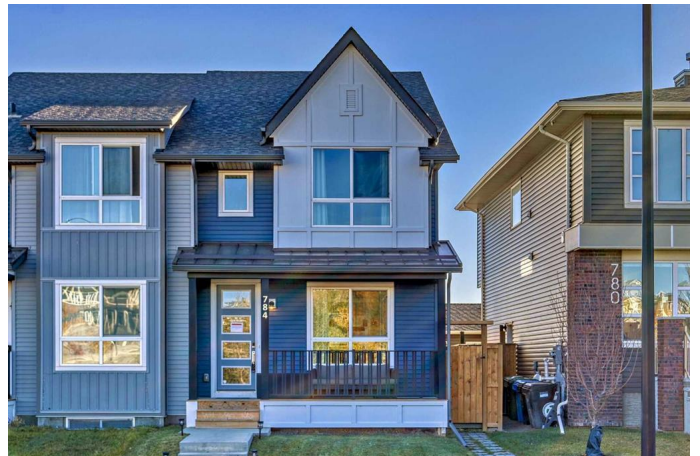
\$549,900

2 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this stunning family home nestled in the vibrant and sought-after community of Livingston in NE Calgary. This property enjoys a prime location directly in front of a serene community pond and pathway. As you step inside, you'll immediately notice the impeccable condition of this residence, featuring modern finishes and numerous upgrades throughout. The open-concept living space is designed to create a sense of warmth and connectivity. The bright living room faces west, welcoming an abundance of natural light. Additionally, there's a den/office area thoughtfully positioned off the living room, offering a versatile space for work or relaxation. The dining room and kitchen are equally spacious, with ample cupboards, quartz countertops, and an abundance of counter space for culinary enthusiasts. A large built-in pantry provides convenient storage. The half bath is smartly located off the mudroom by the back door. Step outside into the beautifully landscaped backyard, featuring two inviting decks—an upper and a lower composite deck—perfect for enjoying warm summer evenings. A gas hook-up is conveniently installed for your barbecue needs. The detached double garage is a true gem, heated and complete with a workbench and shelving. Plus, the alley is set to be paved, adding to the convenience. Upstairs, you'll discover two generous bedrooms, EACH with its own ensuite bathroom, ensuring privacy and comfort for all occupants. A



spacious bonus/family room adds a versatile space for relaxation or play. Also upstairs is the stacked washer/dryer closet. The primary bedroom is a retreat of its own, featuring double sinks, a spacious stand-up shower, and a generous walk-in closet. The second bedroom is equally inviting, offering a 4-piece ensuite complete with a tub and another walk-in closet. Quartz countertops are installed throughout the home. The basement remains undeveloped, presenting an exciting canvas for your design ideas. The bathroom is already roughed-in for when you're ready to expand your living space. This home also includes air conditioning! Livingston residents benefit from a range of amenities, including 'The Hub,' a community centre exclusively for its residents, offering year-round activities, summer camps and classes. During the summer, enjoy the spray park, soccer fields, tennis courts, and pathways connecting the community's parks and ponds. In the winter, embrace the ice hockey rink and recreational rink. This is a young and dynamic community with future plans for shopping centers, schools, and eventually Green Line C-Train stations. Enjoy quick and easy access to major transportation routes such as Stoney Trail and Deerfoot, and a mere 15-minute drive from the Calgary International Airport. Don't miss your chance to make this remarkable family-oriented community your home and start creating cherished memories today!

Built in 2020

Essential Information

MLS® #	A2085453
Price	\$549,900
Sold Price	\$539,999
Bedrooms	2
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	784 Livingston Hill Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1K4

Amenities

Amenities	Clubhouse, Other
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Siding

Foundation	Poured Concrete
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Additional Information

Date Listed	October 6th, 2023
Date Sold	October 20th, 2023
Days on Market	14
Zoning	R-Gm
HOA Fees	449.40
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
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