

\$564,900 - 991 Livingston Way Ne, Calgary

MLS® #A2091093

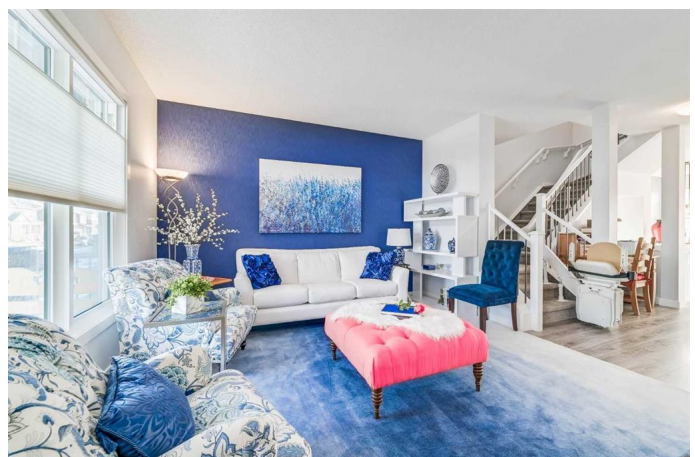
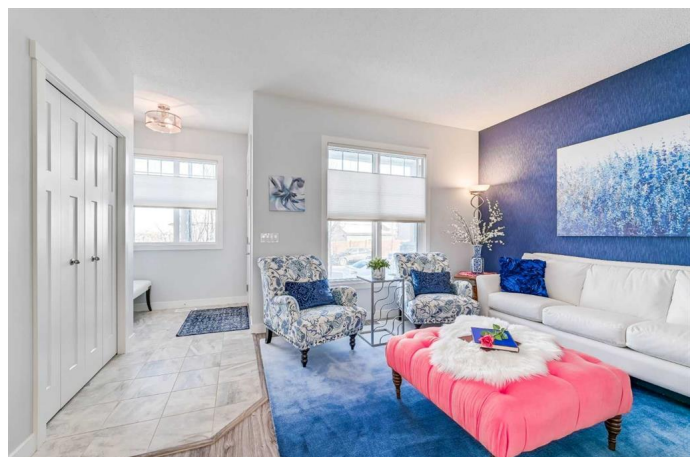
\$564,900

3 Bedroom, 3.00 Bathroom, 1,511 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Tremendous value in this stylish, move in ready home. Situated in the rapidly growing community of Livingston, this turnkey home is complete with full landscaping, fully fenced yard, large rear deck plus a double detached garage. Attractive curb appeal. Bright and modern open floor plan. Tiled front entry. Wide plank laminate floors throughout. Spacious front living room. The gorgeous kitchen is the centerpiece of this home. Highlighted by full height cabinetry with bonus walk-in pantry, quartz countertops, classic white subway tile backsplash plus a large eat up island. The stainless-steel appliance package includes a chimney style hood fan and side by side ice and water fridge. The adjacent dining area features a chic Edison bulb chandelier. The privately located powder bath rounds out the main level. 3 bedrooms plus a bonus central family room up. The large primary bedroom is complete with a walk-in closet. Enjoy the privacy of your master ensuite boasting a tub/shower combo, quartz countertop and classic white subway tile backsplash. Convenient second floor laundry room. The two additional bedrooms share the main bath with matching finishes. The lower level is a blank slate for future development and provides you with excellent storage options. The sunny south rear yard and deck are ideal for the summer months. The double garage is already completed for you. This master planned community offers an abundance of excellent amenities. The Livingston Hub offers



use of the gymnasium, indoor basketball courts, outdoor skating rink, splash park, skate park, tennis courts. Head to the Farmers Market in the summer months or enjoy over 250 acres of open space, parks, playgrounds and off-leash dog park. Quick and easy access to Stoney and Deerfoot trails. Only 15 minutes to the airport. Nothing to do but move in and enjoy!

Built in 2017

Essential Information

MLS® #	A2091093
Price	\$564,900
Sold Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,511
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	991 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V3

Amenities

Amenities	None
Parking Spaces	2

Parking	Double Garage Detached
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 17th, 2023
Days on Market	15
Zoning	R-G
HOA Fees	428.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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