

\$674,900 - 160 Livingston Parade Ne, Calgary

MLS® #A2106694

\$674,900

4 Bedroom, 4.00 Bathroom, 1,549 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this meticulously upgraded Two-Story home boasting 1549.44 sq ft of LUXURIOUS LIVING SPACE. Step inside and experience the epitome of modern comfort and convenience. This upgraded house has so many features CENTRAL AIR CONDITION, WATER FILTRATION SYSTEM, WATER SOFTENER, FIRE SPRINKLER SYSTEM and HRV for enhanced safety and comfort.

Outside, a DETACHED GARAGE offers convenience and additional storage space. The FULLY FINISHED BASEMENT versatility to the home's layout, providing ample space for entertainment and relaxation.

Inside, the OPEN CONCEPT MAIN FLOOR welcomes you with 9ft ceilings and Rustic Hardwood Flooring, creating a warm and inviting atmosphere. Large windows flood the living spaces with NATURAL LIGHT, while an ELECTRIC FIREPLACE adds a cozy touch to the spacious living room. The gourmet Kitchen is a chef's dream, complete with a large island, Quartz Countertops, full-height soft cabinets, and stainless steel appliances with a gas line. A corner pantry ensures ample storage for all your culinary needs. Upstairs, the Large Master Bedroom awaits, featuring a Walk-In Closet and 4PC Ensuite Bathroom for your privacy and convenience. Two additional bedrooms and a 4PC bath provide ample space for family or guests. Venture downstairs to the Fully Finished Basement, where endless possibilities await. A fourth bedroom provides versatility, while the family room invites



gatherings and entertainment. Complete with a bathroom and laundry facilities, this lower level presents convenience and functionality at its finest. Experience the true essence of modern living in this exceptional residence. Outside, the fenced backyard offers privacy and security, while a deck with steel railing provides the perfect space for outdoor gatherings and relaxation. Experience the ultimate blend of style and functionality in this stunning home. Quick access to Stoney and Deerfoot Trail, just 12 minutes to the airport and future plans for the Green Line C-train make this a very connected and accessible community. Your dream lifestyle awaits in every corner of this exceptional property. Schedule a showing to experience the perfect blend of modern luxury and thoughtful designed masterpiece.

Built in 2017

Essential Information

MLS® #	A2106694
Price	\$674,900
Sold Price	\$655,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,549
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	160 Livingston Parade Ne
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Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V6

Amenities

Amenities	Clubhouse, Park, Party Room, Picnic Area, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Chandelier, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 9th, 2024
Date Sold	April 1st, 2024
Days on Market	52
Zoning	R-G
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office MaxWell Central

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