

\$709,900 - 656 Livingston Way Ne, Calgary

MLS® #A2111065

\$709,900

4 Bedroom, 4.00 Bathroom, 1,880 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

FULLY DEVELOPED BASEMENT, SIDE ENTRANCE, BALCONY AND WIDE PORCH
This property, a Carlisle model located in the beautiful community of Livingston NW, offers a plethora of attractive features perfect for comfortable living:

1. Spacious Layout: With 1880 sq. ft. on the main and upper levels and an additional developed basement, totaling 2760 sq. ft. of living space, this home provides ample room for various activities and family gatherings.
2. Open Concept Design: The open layout creates a seamless flow between the living room, gourmet kitchen, and dining area, making it ideal for entertaining guests or spending quality time with family.
3. High-End Kitchen: The gourmet kitchen is equipped with wall-to-ceiling cabinetry, quartz/granite countertops, and soft-close cabinets, providing both functionality and elegance. Stainless steel appliances, including a French door refrigerator, gas stove dishwasher, and chimney hood fan, enhance the cooking experience.
4. Cozy Family Room: Adjacent to the kitchen, the family room features a brick wall surround fireplace, creating a warm and inviting atmosphere. Sliding doors overlook the backyard, allowing for natural light to fill the space.
5. Luxurious Master Suite: The upper floor boasts a spacious primary bedroom with a beautiful 4-piece ensuite bathroom and walk-in closet, providing a private retreat for



homeowners.

6. Additional Bedrooms and Bathrooms: Two more good-sized bedrooms, along with a conveniently located laundry room with countertop upgrades, and a 3-piece bathroom, offer comfort and convenience for the entire family.

7. Fully Finished Basement: The basement is fully finished and includes a spacious bedroom, living room, full bath, and extra storage spaces, providing additional living space or potential for a guest suite.

8. Outdoor Amenities: Concrete pathways, completed landscaping, and a fully fenced backyard with a side entrance leading to the detached oversized garage enhance the outdoor living experience.

9. Convenient Location: The home is conveniently located within proximity to the Livingston Hub, playgrounds, shopping centers, and just minutes away from the YYC International Airport, offering easy access to various amenities and transportation hubs.

Overall, this property offers a combination of luxury, functionality, and convenience, making it an ideal place to call home in the vibrant community of Livingston NW. For those interested, immediate action is recommended.

Built in 2021

Essential Information

MLS® #	A2111065
Price	\$709,900
Sold Price	\$705,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,880
Acres	0.06

Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	656 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N8

Amenities

Amenities	Park, Party Room, Playground
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island
Appliances	Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Barbecue, Fire Pit, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 18th, 2024
Days on Market	17
Zoning	R-G
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Real Estate Professionals Inc.

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