

\$649,900 - 1437 Livingston Way Ne, Calgary

MLS® #A2128129

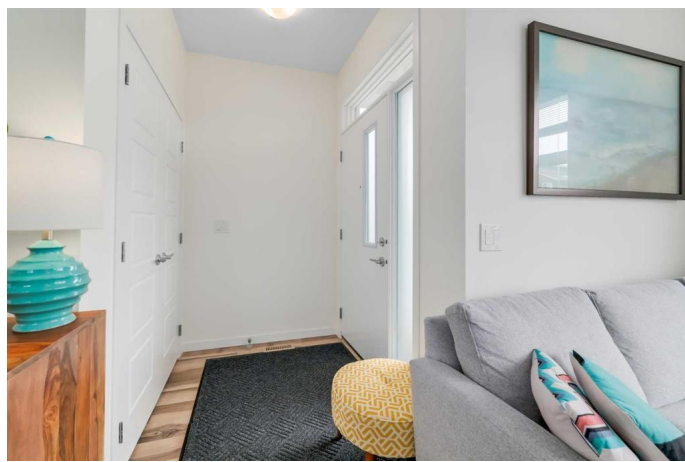
\$649,900

3 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

So, you're looking for your dream home, are you? Well, stop the car, and be prepared to be amazed at this beautiful, upgraded Morrison-built home, in the desirable Livingston community. Yes, the outside was custom designed, and yes, the corner lot is huge, but the inside; the inside has to be seen to be believed. Not only has the home been meticulously maintained by the original owners, but when building it they added trim, features, fixtures, and upgrades not normally seen on a home at this price point. The entrance's transom window is just the first of many features that showcase the home. Not a single detail has been left out of this thoughtfully designed home and it shows. The open-concept main floor is stunning with its 9' ceilings; luxury laminate flooring; large windows that are actually tinted on the south facing windows to keep out the hot sun and prying eyes. In addition, the home has upgraded lighting throughout. The living area with its modern, neutral paint palette; is flooded with natural light from the oversized windows and (extra south facing windows from being on a corner lot) which adds to the beauty and spaciousness of the room, and will give you, your family, and your guests, a feeling of luxury and well-being as the natural light envelops the entire room. The beautiful kitchen is complete with luxury, black-stainless-steel appliances; modern lighting; quartz countertops; beautiful upgraded tile backsplash, and an island that



not only gives you a generous amount of countertop and a place to eat, but increases the kitchen storage space as well. Finishing up the kitchen is the large pantry, and last but not least, the dishwasher that has been cleverly concealed simply by making it white! Poof! It's gone. The guest washroom is simple and yet beautiful, and features upgraded tile and a floating vanity. Head out the patio door (past the built-in bench) to your custom-landscaped backyard oasis with only one neighbor on this oversized corner lot, complete with deck; brick fire pit area; Swedish Aspen trees, perennials, and an (20' x 22') detached garage. Head back inside and ascend the carpeted stairs to the second floor where you will find the huge primary bedroom, that is flooded with natural light from the large windows; a extended walk-in closet; and the modern-looking, beautiful, four-piece ensuite with a raised vanity for your comfort. The two secondary bedrooms also have upgraded carpeting and lighting, tons of natural light, and are a great size. The upper four-piece bath has the same raised vanity and a linen closet behind the door for all your storage needs. The home also features central air conditioning, a water softener, and like all homes in the Livingston community has fire suppression water sprinklers throughout the entire home. Seriously! And if that wasn't enough, the home is close to the Livingston Homeowners Association's community building with gym, splash park, and outdoor park. Don't wait, book your showing today and come on buy!

Built in 2020

Essential Information

MLS® #	A2128129
Price	\$649,900
Sold Price	\$645,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,343
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1437 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Z4

Amenities

Amenities	Clubhouse, Fitness Center, Playground, Recreation Facilities, Recreation Room, Roof Deck
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard, Rain Gutters
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Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	June 21st, 2024
Days on Market	50
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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