

\$689,900 - 164 Livingston Parade Ne, Calgary

MLS® #A2130971

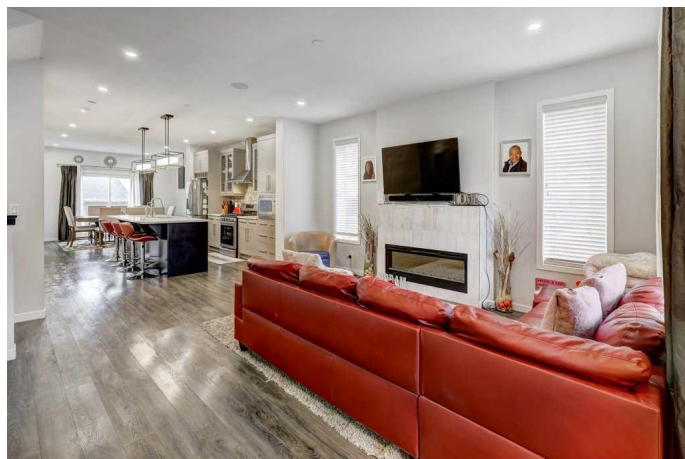
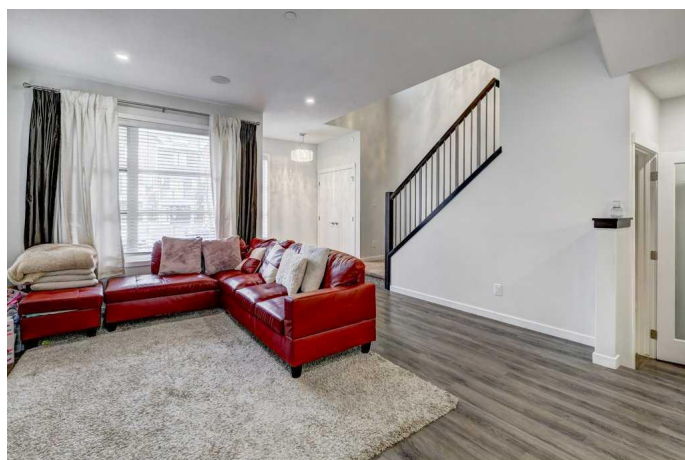
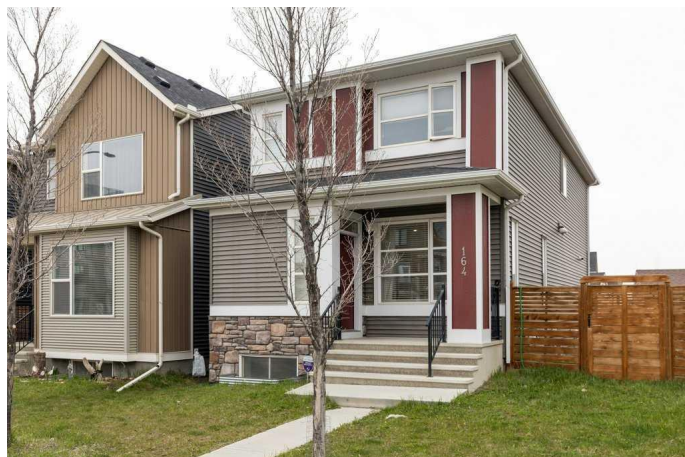
\$689,900

5 Bedroom, 5.00 Bathroom, 1,820 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Fantastic Family home with 5 Bedrooms, 5 Bathrooms, and over 2700 SQFT of Developed Living Space. Walking into this Open Concept home you will be greeted with Luxurious finishes including but not limited to a cozy Gas Fireplace in the Living Room, Quartz Counters in the Kitchen Island and Stainless Steel appliances with a Gas Range stove to cook all your Gourmet Meals on. The Main Floor also has a Gigantic Walk-in Pantry, a Office/Den and Large Dining Area with Patio doors leading to the Deck. Upstairs has 3 Huge Bedrooms with the Primary Bedroom including a spacious Walk-in Closet and separate 5 Piece Ensuite. There is added insulation keeping the Primary Bedroom peaceful from the rest of the home (kids LOL). Downstairs is Fully Finished as well with a Rec Room, Laundry Room and 2 more Bedrooms. One of the Basement Bedrooms has it's own 3 Piece Ensuite which is perfect for a Teenager or Young Adult living with you. The Basement is finished off with a Laundry Room, another 4 Piece Bathroom and lots of Storage in the Utility Room. Heading outside you will find a Double Detached Garage that is Roughed-in for Solar Power Panels, a Heater, and a Separate Breaker Panel to plug in all the Toys. It can be converted into a Mechanics/Handy Man's dream Garage! The location of this property is walking distance to the Park, Playground, School and Bus Route. Other amenities in this home include Built-in speakers, Kinetico water treatment systems, a



Gas line for BBQ, 9 Foot Ceilings, Central Vacuum and more. Call your Favorite Realtor to view today.

Built in 2017

Essential Information

MLS® #	A2130971
Price	\$689,900
Sold Price	\$676,500
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,820
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	164 Livingston Parade Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Other, See Remarks

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range

	Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Irregular Lot, Landscaped, Level, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	June 26th, 2024
Days on Market	47
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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