

\$695,000 - 677 Livingston Way Ne, Calgary

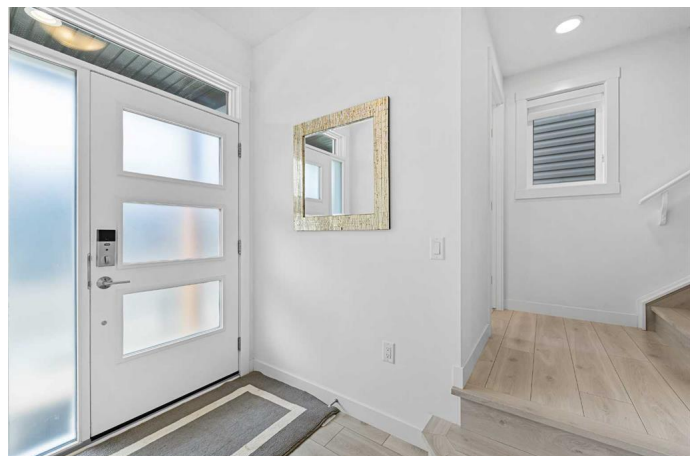
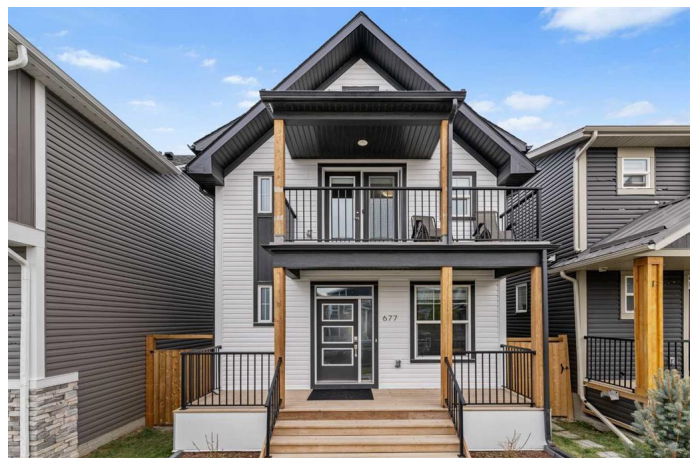
MLS® #A2155273

\$695,000

4 Bedroom, 4.00 Bathroom, 1,853 sqft
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Property just back to the market, buyer couldn't obtain financing!!! Welcome to this luxurious and fully finished 4-bedroom, 3.5-bathroom home in the coveted community of Livingston. It has over 2600 SQFT of developed living space and features over \$50,000 worth of upgrades, an oversized double-attached garage, beautiful landscaped yard and fully finished basement! did I mention Central A/C?! Step inside and be greeted by 9-foot ceilings and stylish vinyl plank flooring that flows throughout the main floor and upper level. To start your Home-Office with large window and barn-door. The kitchen is a chef's dream, boasting full-height cabinetry, a massive island, quartz countertops, stainless steel appliances, pantry, and a charming ceramic backsplash. The kitchen's ample counter and cabinet space make it ideal for entertaining. The bright and airy living area seamlessly connects to the dining area, offering access to a low-maintenance deck and meticulously landscaped yard—perfect for hosting gatherings or simply enjoying the outdoors. The open layout effortlessly transitions to the dining and living rooms, where a cozy fireplace with a stone wall and mantle creates a warm ambiance. A trendy feature wall adds a touch of contemporary flair, and the powder room, privately placed, completes this level. Upstairs, discover a versatile flex room/bonus room that can serve as a TV or playful space for kids. The primary bedroom will WOW-You with a



large balcony, where you can soak into the sunset. A luxurious ensuite bathroom with quartz vanity and a walk-in shower. The spacious walk-in closet completes the Master Bedroom. TWO additional, great size bedrooms, 4-pieces washroom and the conveniently located Laundry-room, completes the Upper level. The builder-finished basement features a welcoming rec room. A 4th bedroom and an additional 4-pieces bathroom completes this level. Outside, the fully fenced backyard is a private retreat featuring low-maintenance landscaping and access to your new large double-car detached garage. This home has many energy-efficient and safety aspects, including some triple pane windows, a high-efficiency furnace, and a built in fire protection sprinkler system. Built by a reputable builder, Brookfield, with over \$50,000 worth of upgrades, including the double garage to protect your vehicles from the inclemencies of the weather. There is nothing left to do but Move-In. Livingston is a vibrant, family-friendly community with easy access to Stoney Trail, Livingston Community Centre featuring a 35,000 sq ft homeowners association with 3 skating rinks, tennis courts, a basketball court, a gymnasium, splash park, playground, outdoor amphitheatre, meeting rooms, a temporary fire hall and a planned future hospital & Green LRT Line making this location ideal. Also, easy access to various amenities, schools, shopping centers, and transportation routes. Don't miss the opportunity to experience this captivating home. ***Watch 3D and Virtual Tour***

Built in 2020

Essential Information

MLS® #	A2155273
Price	\$695,000
Sold Price	\$675,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,853
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	677 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N8

Amenities

Amenities	Clubhouse, Fitness Center, Park, Playground
Parking Spaces	2
Parking	Double Garage Detached, Enclosed, Insulated, Rear Drive

Interior

Interior Features	French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	August 26th, 2024
Days on Market	13
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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