



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

743 Livingston Way NE
Calgary, Alberta

MLS # A2219461



\$675,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,843 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Basement suite stove, refrigerator Dish washer, micro-wave hood fan, washer and dryer.

Welcome to this stunning 3-bedroom, 2.5-bathroom home offering comfortable, stylish living with plenty of space for the whole family. Thoughtfully designed with modern finishes and functional spaces, this smoke-free, pet-free property is located in a highly sought after neighborhood of Livingston close to everything you need. The main floor features an open concept layout with a bright living area, contemporary kitchen with quality finishes, and a flex room perfect for a home office or playroom. Upstairs, enjoy a spacious bonus room, ideal for family movie nights or a quiet reading nook. The primary includes a walk-in closet and private ensuite, accompanied by two additional bedrooms and a full bath. The legal 2bedroom, 1 bath with separate entrance offers excellent flexibility, which is tenant occupied at the moment. its also Finished with the same attention to details, it provides both comfort and privacy. Step out onto the back deck for easy outdoor living, whether you're enjoying your morning coffee or hosting a summer BBQ. Located minutes from parks, schools, shopping centers, bike paths, major highways, the airport, and the Livingston Hub with community recreation facilities, this home offers a balanced lifestyle in a vibrant, connected community. Don't miss out on this rare opportunity to own a home that checks all the boxes!