



**GRASSROOTS**  
REALTY GROUP

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**715 Livingston Way NE**  
**Calgary, Alberta**

**MLS # A2234938**



**\$649,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Smoking Home, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 715 Livingston Way NW — a beautifully designed and maintained 1,149 sq ft bungalow, a rare find in this community, offering over 2,260 sq ft of developed living space with 3 spacious bedrooms, 3.5 bathrooms, soaring ceilings, and a fully finished basement — all situated on a fully landscaped and fenced lot with a charming front porch, a large backyard deck, a sunny south-facing yard, and an oversized in ground heated double garage. This whole home is designed with family and function in mind, featuring a thoughtful layout, high-end finishes, and exceptional use of space. The main level is bright and inviting, with 10+ ft ceilings and stunning skylights that flood the home with natural light. The kitchen offers a gas stove, extensive cabinetry, and generous counter space — perfect for busy mornings or entertaining. The open-concept living and dining areas are warm and welcoming, while a spacious primary suite provides a private retreat complete with a 5-piece ensuite and walk-in closet. Main floor laundry adds everyday convenience. Downstairs, 9-ft ceilings create an airy feel in the massive rec room — ideal for family movie nights, a home gym, or games area. Two additional large bedrooms are located on this level, including one with its own 4-piece ensuite and another full 4-piece bath adjacent to the third bedroom — ideal for guests, teens, or multi-generational living. Enjoy sunny mornings on the covered front porch and summer evenings on the large back deck — perfect for BBQs and outdoor relaxation. The sunny south-facing yard is fully fenced and landscaped, ready for pets and play, while the oversized inground heated double garage offers secure, year-round parking and extra storage. Livingston is one of Calgary’s fastest growing and most connected communities — known for its

vibrant energy, family-focused amenities, and future-focused planning. Residents enjoy access to the Livingston Hub (a 35,000 sq ft homeowners' facility with gym, splash park, and skating rink), nearby parks, playgrounds, and pathways. With quick access to Stoney Trail, commuting across the city or to the airport is seamless &ndash; making this an ideal location for professionals, families, and downsizers alike. Don&rsquo;t miss your chance to own this exceptional bungalow &ndash; book your showing today!