

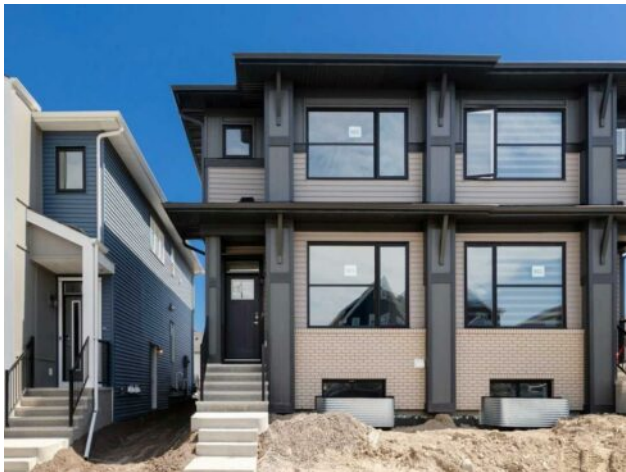


**GRASSROOTS**  
REALTY GROUP

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**905 Livingston View NE**  
**Calgary, Alberta**

**MLS # A2237063**



**\$609,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,734 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, No Animal Home, No Smoking Home, Stone Counters		

**Inclusions:** NONE

Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering 1733 SF above grade of upgraded luxury! Nestled in the vibrant Northeast community of Livingston. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. The COHEN offers a sprawling 1733 square feet of thoughtfully designed living space, perfect for both families and entertaining. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable. The chef-quality kitchen stands as the heart of the home, equipped with ceiling-height cabinets, pot/pan drawers, and upgraded stainless steel appliances, including chimney fan and built-in microwave. The expansive engineered stone countertops, a large island with seating, and a convenient pantry make it a dream kitchen for those who love to cook and entertain. The main floor also features versatile luxury vinyl plank flooring. Uniquely ON THE MAIN FLOOR, you'll find a BEDROOM & FULL 4 PCE BATHROOM. Ascend to the second level where leisure meets luxury in the large central bonus room &mdash; ideal for movie nights and family gatherings. The primary bedroom is a true retreat, boasting a walk-in closet and a spa-like ensuite with stone vanity tops. Additionally, two more generously sized bedrooms provide ample space and easy access to the main bathroom. The convenience continues with a laundry room (w/folding counter), strategically located on the same floor. The possibilities extend into the undeveloped basement that has separate SEPARATE SIDE ENTY & ROUGH IN'S FOR 2 BEDROOM

LEGAL SUITE (with city permits & approvals)... the utilities are tucked away for easy development. Step outside to a southeast-facing backyard that's perfect for relaxation and outdoor activities. You'll love the convenience of the REAR DOUBLE DETACHED GARAGE (not yet built - seasonal item)! Don't miss the chance to own this never-lived-in gem with quick possession available. Experience the blend of luxury, comfort, and convenience in Livingston—welcome to your new dream home at the COHEN. This home will include front & back yard sod. Also includes complete interior sprinkler system to main and upper floors!