



GRASSROOTS
REALTY GROUP

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909 Livingston View NE
Calgary, Alberta

MLS # A2237065



\$689,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,749 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: None

Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering 1748 SF above grade with a FULLY DEVELOPED, LEGAL SUITE, W/SEPARATE ENTRANCE, TWO BEDROOMS AND FULL KITCHEN. 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 1748 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, two banks of 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. On the main floor you'll also find a FLEX ROOM that can be used as a home office, guest bedroom or playroom. and half bath for convenience.. Ascend to the second level where leisure meets luxury in the large central bonus room featuring vaulted ceilings & pot lighting — 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 FULLY DEVELOPED basement - SEPERATE SIDE ENTRY to your LEGAL TWO BEDROOM BASEMENT SUITE WITH FULL APPLANCE PACKAGE. Your suite is built to upstairs standards & offers TWO bedrooms, TWO FULL BATHS, full kitchen w/lots of storage cabinets, SS appliances, PRIVATE LAUNDRY, vinyl plank flooring. Step outside to a southeast-facing backyard that's perfect for relaxation and outdoor activities & your deck is already built. 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 and a 20x20 gravel parking pad. Also includes complete interior sprinkler system to main and upper floors!