



GRASSROOTS
REALTY GROUP

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

1031 Livingston Way NE
Calgary, Alberta

MLS # A2238734



\$569,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,495 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: None

Welcome to this move-in-ready home in the vibrant & sought-after community of Livingston! Perfectly positioned across from a sprawling green space and just a few steps from the lively community hub, this move-in-ready gem offers the ultimate combination of comfort and location. The open-concept main floor is perfect for both relaxing & entertaining. 9 foot ceilings enhance the sense of airy open space. The gourmet kitchen features sleek cabinetry, quartz countertops, stainless steel appliances, and island. Upstairs, your private retreat awaits in the spacious primary bedroom, complete with a walk-in closet and a luxurious ensuite. Two additional bedrooms, another full bathroom, and a convenient laundry room offer ample space for family living. Step outside to your own private backyard—perfect for summer barbecues, morning coffee, or simply soaking in the sunshine. The detached garage provides secure parking and valuable extra storage. Livingston is the perfect place to raise a family. The Hub boasts over 35,000 sq ft of amenity space including a community center, gymnasium, skating rink, splash pad & outdoor park. Explore miles of scenic pathways & green spaces, perfect for walking, biking, & enjoying the great outdoors. Don't miss this incredible opportunity to own a stunning home in one of Calgary's most desirable communities!