



**GRASSROOTS**  
REALTY GROUP

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**416 Livingston View NE**  
**Calgary, Alberta**

**MLS # A2239658**



**\$724,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,026 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Features:** Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

\*Open house on Sunday, July 20, 2-4pm\* LIKE-NEW, fully finished (including a FULLY FINISHED basement!), and just STEPS to the Pond &mdash; welcome to 416 Livingston View NE! A 2018 Cedarglen-built gem tucked into the heart of the family-friendly neighbourhood of Livingston! This home has been meticulously maintained and shows true pride of ownership throughout - offering numerous upgrades throughout, functional design, and incredible convenience for today's modern family. The main floor is built for entertaining, cooking and hanging out with the family! With a bright and open layout, massive kitchen island, unique granite countertops, tons of cabinetry and storage space, and a walk-in pantry (big enough for ALL of your Costco hauls)... this kitchen delivers in every way! Upstairs you'll find three generously sized bedrooms, including a primary suite with a stunning ensuite! The ensuite includes a granite double vanity, soaker tub, stand-alone shower, and a walk-in closet&hellip; What more could you want?! The bonus room is a total showstopper - drenched in sunlight, with views of the pond across the street. It's the perfect place to unwind, watch the kids play, or let your plant collection flourish! (And if that's not enough to convince you&hellip; when the skies are clear, you can catch a glimpse of the northern lights right from your upstairs windows!) Head downstairs to your fully finished basement, complete with a cozy rec room/movie area, fireplace, a full bathroom, and loads of storage - the perfect flexible space for guests, hobbies, or family game nights. Outside, the lush backyard is ready for summer - think BBQs on the deck, morning coffee al fresco, or just relaxing while the kids play on the grass. Living in Livingston means more than just a beautiful home - it's about convenience and lifestyle!

You're steps from the pond across the street, a 5-minute walk to the Livingston Hub (with its splash park, skating rink, tennis courts, and fitness classes), and just minutes to everywhere else: Stoney Trail (3 mins), CrossIron Mills (10 mins), and the airport (12 mins). This is your chance to own a like-new family home in a thriving, connected community. Come see it for yourself - book your private showing today!