



**GRASSROOTS**  
REALTY GROUP

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

1031 Livingston Way NE  
Calgary, Alberta

MLS # A2246656



**\$539,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-Gm
<b>Utilities:</b>	-

**Inclusions:** none

One of the Best-Priced Homes in All of Livingston! Welcome to this stunning semi-detached home in Livingston—one of Calgary's newest and most desirable communities. Perfectly positioned directly across from a scenic open park, this beautifully designed property offers the ideal blend of style, space, and location. Step inside to a bright and open-concept main floor, featuring a spacious living room with park views, perfect for entertaining or relaxing. The chef-inspired kitchen is a standout with quartz countertops, central island, stainless steel appliances, sleek modern cabinetry, and a corner pantry for extra storage. Patio doors lead you to your sun-drenched, south-facing backyard with a large deck, ideal for summer BBQs and outdoor enjoyment. Upstairs, you'll find three generously sized bedrooms, a full bathroom, and convenient upper-floor laundry. The primary suite boasts a walk-in closet and a luxurious 5-piece ensuite with double sinks, soaker tub, and separate shower. The unfinished basement offers endless possibilities to create the space you've always dreamed of—whether it's a home gym, media room, or extra living area. Additional features include a double detached garage, contemporary finishes throughout, and unbeatable value for the area. This home is priced to sell! Don't miss your chance to own in one of Calgary's fastest-growing communities. Contact your favourite Realtor® today to book your private showing.