



GRASSROOTS
REALTY GROUP

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600 Livingston Way NE
Calgary, Alberta

MLS # A2250142



\$789,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,298 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Open Floorplan, See Remarks, Storage		

Inclusions: N/A

4 Bedrooms | 3 Full Bathrooms | Walk-in Closets in Every Bedroom | Steps from Livingston's HOA Centre with skating rinks, courts, playgrounds, and endless trails. Welcome to this stunning 4-bedroom, 3-bath residence in the vibrant and family-friendly community of Livingston! Bright, beautifully maintained, and thoughtfully designed, this home combines modern finishes with functional living spaces, creating the perfect balance of comfort and style. The main floor showcases a modern kitchen with quartz countertops and abundant cabinetry, seamlessly flowing into the spacious dining area and great room. A cozy fireplace creates a warm and inviting atmosphere, while a main floor bedroom, 4-piece bath, walk-in closet, and mudroom add both convenience and flexibility. Upstairs, the central bonus room is ideal for family gatherings or quiet relaxation. The primary suite offers a spa-inspired 5-piece ensuite with quartz counters, a soaker tub, walk-in shower, and a massive walk-in closet. Two additional bedrooms — each with walk-in closets — share a well-designed 4-piece compartment bath. A conveniently located laundry room with linen storage completes the upper level. The undeveloped basement provides exciting potential, and large windows for plenty of natural light. Livingston is a community designed for lifestyle. The incredible HOA facility offers tennis courts, skating rinks, playgrounds, a basketball court, spray park, ping pong tables, and more. You'll also find endless walking and biking paths, an off-leash dog park, and a bike pump track. With new schools, businesses, and shopping on the way, Livingston continues to grow into one of Calgary's most desirable and convenient places to live. Book your private showing today and experience the exceptional lifestyle that awaits you in Livingston!

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