



GRASSROOTS
REALTY GROUP

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720 Livingston Hill NE
Calgary, Alberta

MLS # A2256422



\$599,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,646 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Pantry, Quartz Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-Gm

Utilities: -

Inclusions: none

Elegant Semi-Detached Home in the sought-after vibrant community of Livingston! – one of Calgary’s Thriving North Central Community! Welcome to this beautifully designed 3+1 BED, 3.5 BATH home, Fully finished basement with a SEPARATE entrance, landscaped yard and a double detached garage. MOVE-IN Ready like new condition! This home is perfect for growing families! Offering modern finishes, functional living spaces, and investment potential. Key Features: Spacious & Open-Concept Living – Bright and airy layout with stylish finishes throughout. Kitchen – Featuring sleek quartz countertops, stainless steel appliances, and a spacious island for entertaining. Primary Suite Retreat – Generous in size with a walk-in closet and private ensuite. Upstairs offers three Bedrooms + bonus room – Perfect for growing families or home office needs. Fully Finished Basement with Separate Entrance – Includes an additional bedroom, a den that can be added in the huge family room or a space that can be used as an office, play room or a guest room; a full bath, ideal for extended family or rental opportunities. Great community! Livingston is a thriving, master-planned community with green spaces, parks, and pathways. ?Close to schools, shopping, dining, and the future Green Line LRT. Easy access to major roadways, ensuring a quick commute to downtown and beyond. Don't miss this fantastic opportunity! Schedule a viewing today!