



GRASSROOTS
REALTY GROUP

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672 Livingston Way NE
Calgary, Alberta

MLS # A2256711



\$679,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,730 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)

Inclusions: n/a

Stunning 4-Bedroom Home with Legal Basement Suite & Double-Detached Garage in Livingston! Perfect for both families and investors, this home combines style, functionality, and income potential. The main floor features a bright, open-concept living area with oversized windows, flooding the space with natural light — ideal for relaxing or entertaining. The gourmet kitchen is a true showstopper, complete with upgraded stainless steel appliances, a built-in electric cooktop, Granite countertops, and modern finishes throughout. Upstairs, you'll find a versatile bonus room, perfect for family movie nights or a kids' play space. The luxurious primary suite includes an enormous walk-in closet, a private balcony with outstanding views, and a spa-inspired ensuite. The legal basement suite (separate entrance) comes with its own kitchen, bedroom, bathroom, and living area — perfect for rental income or extended family. Located in the sought-after master-planned community of Livingston, residents enjoy access to the state-of-the-art Livingston Hub, featuring sports facilities, a community center, year-round events, scenic parks, walking paths, and proximity to schools, shopping, and transit. Featuring a double-car garage and a versatile layout, this home is built to adapt to your lifestyle — opportunities like this don't come often! This is your chance to enjoy the best of both worlds — live upstairs in comfort while generating income from the basement suite. Whether you're looking for an investment or your forever home, this property truly has it all. Don't miss out — book your private showing today!