



**GRASSROOTS**  
REALTY GROUP

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**689 Livingston Way NE**  
**Calgary, Alberta**

**MLS # A2262439**



**\$614,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,342 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**WELCOME HOME!** From the moment you step inside, you'll notice the **PRIDE OF OWNERSHIP** in this **FULLY UPGRADED** and meticulously maintained property. Located in the highly sought after community of Livingston, this **IMMACULATE** 3-bedroom, 2.5-bathroom **OPEN CONCEPT** home offers both style and functionality. The main level features luxury vinyl plank flooring throughout and an **OPEN CONCEPT** layout that seamlessly connects the living room, dining area, and kitchen creating a bright and inviting atmosphere perfect for both everyday living and entertaining. At the heart of the home is a **MODERN KITCHEN** showcasing sleek white cabinetry, **GRANITE COUNTERTOPS** and a **LARGE ISLAND** with stylish pendant lighting. Adding to the ambiance, **UNDER CABINET LIGHTING** enhances both the aesthetics and practicality of the space, making meal prep a breeze. The kitchen is fully equipped with **STAINLESS STEEL** appliances, a built-in microwave, chimney-style hood fan, ceiling height cabinets, and a convenient pantry. A 2-piece powder room completes the main floor. Upstairs, the spacious primary bedroom features a walk-in closet and a luxurious 4-piece ensuite with a relaxing **SOAKER TUB**. Two additional generously sized bedrooms, a 4-piece main bathroom, and a convenient laundry room complete the upper level. The unfinished basement is A **BLANK CANVAS** awaiting your **CREATIVE TOUCH**, boasting two large windows and roughed-in plumbing, offering endless possibilities for future development. Step outside into the fully landscaped, **SOUTH FACING** backyard, perfect for entertaining or soaking up the sun. A **LARGE DECK** provides ample space for hosting family and friends. The home also includes a **DOUBLE DETACHED GARAGE** offering plenty of room for parking and storage. Ideally located just minutes from Stoney

Trail and Deerfoot, this home provides quick access to downtown, shopping centres, entertainment, and more. Don't miss out! Call your favourite REALTOR® to book a private showing today!