



aloha@grassrootsrealty.ca

MLS # A2262508



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Move in and enjoy this upgraded home built by Morrison Homes — a BRAND NEW, 3-Bedroom + Bonus Room home with 2,386 sqft in the heart of Livingston, a growing NW Calgary community celebrated for its modern amenities and welcoming atmosphere. Step inside to discover 9-ft ceilings and durable vinyl plank flooring that flow throughout the open Main Level. The well-appointed Kitchen impresses with a centre island and breakfast bar, quartz countertops, stainless steel appliances, and a walk-through pantry — seamlessly connecting to the Dining Area and a bright east facing Living Room featuring a sleek electric fireplace and large windows. A sliding door opens to the rear Deck with aluminum railing. A Powder Room and well-organized Mud Room with built-in bench and clothes hanger complete this level. On the upper level, a central Family/Bonus Room provides a comfortable gathering space for the household. The Primary Suite offers a 4-piece ensuite with double vanity and a large walk-in closet with custom organizer. Two additional Bedrooms — each with their own walk-in closet — share a full 4-piece Bathroom. Both secondary Bedrooms enjoy a permanent greenspace view with no home ever planned on the street across. A generous Laundry Room with plenty of storage and organizers adds everyday convenience. The Unfinished Basement offers two large windows, perfect for a future recreation area or additional Bedrooms. A Double Attached Garage completes this impressive home. Located within minutes of the Livingston Hub’s extensive recreation facilities, parks, and future schools — and with easy access to major routes, shopping, and dining — this home delivers modern comfort and community living in one exceptional package.