



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

834 Livingston View NE
Calgary, Alberta

MLS # A2275698



\$624,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,939 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: none

An incredible opportunity to own a brand-new home with IMMEDIATE POSSESSION in the desirable new community of Livingston. This bright and sunny home is situated on a south-facing front lot, allowing natural light to pour through the main level throughout the day. Offering 4 bedrooms, 3.5 bathrooms, two living spaces, and an undeveloped basement with a private side entrance, this property is ideal for investors, multi-generational living, or families looking for space to grow. Built by Brookfield Residential, the Oxford model is a thoughtfully designed home with nearly 2,000 sq. ft. of developed living space above grade. The open-concept main floor features 9-foot ceilings, extended-height cabinetry, and a large central island with a gourmet kitchen package that includes a chimney-style hood fan and built-in wall oven and microwave. The spacious great room is filled with natural light and is perfect for everyday living and entertaining. A main floor bedroom with its own full ensuite provides excellent flexibility for guests, extended family, or a private home office. Durable and stylish luxury vinyl plank and tile flooring flow throughout the main level, making the home well suited for families with children and pets. Upstairs, a central bonus room separates the primary suite from the secondary bedrooms, creating a functional and well-balanced layout. The primary bedroom offers a well-appointed ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and a dedicated laundry room complete the upper level. The basement is undeveloped and ready for your future design ideas, with direct access from a private side entrance offering excellent potential. Completing the property is a private backyard and a double parking pad. The Oxford truly offers it all with 4 bedrooms including one on the main level, 3.5 bathrooms, two living areas, and a versatile layout

designed to meet a wide range of needs. This brand new home is backed by both the builder warranty and the Alberta New Home Warranty, providing peace of mind for years to come.