



GRASSROOTS
REALTY GROUP

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**937 Livingston Way NE
Calgary, Alberta**

MLS # A2286970



\$624,900

Division:	Livingston		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,035 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, On Street, Oversized		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Paved, Private, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All TV Mounts, Doorbell Camera

****OPEN HOUSE February 21, 1:00pm - 4:00pm**** Welcome home! This beautifully designed bungalow in Livingston offers nearly 2,000 total sq.ft. of comfortable, easy living, with a layout that balances open gathering spaces and private retreats. The main floor welcomes you with an open floorplan that seamlessly connects the kitchen, dining, and living areas, creating a bright, inviting space that works just as well for quiet mornings as it does for hosting friends and family. The kitchen is both functional and welcoming, featuring generous counter space, a convenient pantry, and plenty of room to cook, prep, and gather. The adjacent dining room is perfectly positioned for everyday meals and special occasions alike, while main floor laundry adds an extra layer of convenience to your daily routine. The primary bedroom is located on the main level, offering a peaceful retreat complete with its own full ensuite with double vanities and a walk-through closet. The fully developed basement features 9ft. ceilings with two additional bedrooms, providing comfortable accommodations for family, guests, or a home office setup, along with another full bathroom for added ease and privacy. A large family room, creating the perfect space for movie nights, game days, or simply relaxing at the end of the day completes this level. Outside, the zero-maintenance backyard allows you to enjoy your outdoor space without the upkeep, while air conditioning ensures comfort throughout the warmer months. An oversized, insulated, and heated double detached garage completes the property, offering ample room for vehicles, storage, and hobbies. Livingston is a growing community with fantastic amenities, schools, shopping, and quick access to Stoney Trail. Book a showing with your favorite REALTOR® today!

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