



**272 Livingston View NW
Calgary, Alberta**

MLS # A2288032



\$574,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,751 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: REFRIGERATOR, STOVE, DISHWASHER, WASHER, DRYER

Welcome to Livingston! This spacious 2-storey detached home offers 3 bedrooms, 2.5 bathrooms, and over 1,700 sq. ft. above grade. The main floor features an open layout with luxury plank flooring, granite countertops, a large pantry, ample cabinetry, stainless steel appliances, and a convenient main-floor den/office. Upstairs you'll find a bright bonus room, 3 bedrooms, and 2 full bathrooms, including a generous primary suite with a walk-in closet and ensuite. The lower level is unfinished with a separate side entrance and rough-ins—great potential for future development. Excellent location close to schools, parks, shopping, and transit. ****Note:**** Seller has an insurance claim open for hail damage. Should be fixed/new prior to closing.