



**335 Livingston View NW
Calgary, Alberta**

MLS # A2296895



\$720,000

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| Division: | Livingston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,789 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Concrete, Laminate, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Smart Home, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this immaculate 6 BEDS 4 FULL BATHS home with a LEGAL BASEMENT SUITE perfectly situated in the highly sought-after community of Livingston. Thoughtfully designed, this home blends modern functionality with warm and family-focused living. Step inside to a bright, North-facing home with lots of natural light. This bright and airy home features 6 bedrooms and 4 full bathrooms, including a main-floor bedroom with a full bath ideal for guests or multigenerational living. The inviting living room flows effortlessly into the upgraded modern kitchen with built-in appliances, featuring ample cabinetry, generous counter space, and a spacious dining area that is ideal for everyday living and hosting memorable gatherings. Upstairs, you’ll find three spacious bedrooms, including a serene primary retreat with a luxurious 4-piece ensuite. The versatile bonus room is perfect for movie nights, a kids’ play area or an additional office and upper-floor laundry adds everyday convenience. The fully developed LEGAL BASEMENT SUITE with SEPARATE ENTRANCE significantly enhances this home’s value and versatility. Featuring a full kitchen, full bathroom, separate laundry and a large recreation space ideal for guests, extended family or rental income, this suite offers exceptional earning potential. There is convenient 2 car parking pad at the back and lots of parking space on the street, this home truly stands out with its smart layout, modern finishes and income-generating potential. A rare opportunity that checks every box—book your private showing today. HOME HAVE 2 METERS AND 2 FURNACES MAKING IT EASY TO KEEP UTILITY BILLS SEPARATE FOR BOTH.