



**78 Livingston Gate NE
Calgary, Alberta**

MLS # A2142196



\$650,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,520 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Street Lighting, Priv		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Chest Freezer is negotiable		

Welcome to the beautiful, award-winning community of Livingston! North Calgary's hidden gem. This community has all the amenities you need, including an award-winning HOA building complete with banquet rooms, tennis courts, a skate park, an outdoor skating rink, a splash pad, a playground, and soccer fields; the list goes on! There is also a fire hall integrated into this building. Right next door is a school's future home, which makes this beautiful townhome's location PERFECT! Did I mention the walking paths around the pond? Step inside this immaculate corner unit with NO CONDO FEES! You will first notice the envy of all your neighbours with the meticulously maintained lawn and gardens AND the extra wide sidewalk up to the front door. Once inside, you are immediately greeted by the builder upgrades with the added coat closet for all the coats and shoes you could have! Continue into the wide open floor plan and into the living room, which is perfect for hosting 30+ guests (the current owners have done this, believe it or not). The main floor flows into the dining room and the beautiful kitchen with quartz countertops and upgraded stainless steel appliances. Even the cabinets were thought of with all "pots and pan" drawers and deep corner cupboards. The back entry features another additional closet that is great for entering through the fully insulated and dry-walled garage and dropping off your coats and shoes! Check out the backyard! All the herbs and vegetables are in the perfectly maintained garden beds. This backyard is your own private oasis that is fully fenced and includes your own custom-built shed! Come back inside and head up the extra-wide stairwell to the upper floor where, to the left, you find two good-sized bedrooms and a full 4-piece bathroom with a linen closet inside. Upper-floor laundry allows you to keep all of

the clothes and linen on one floor. Head into the HUGE primary bedroom with a MASSIVE walk-in closet and a beautiful ensuite bathroom. The shower is made to be accessible, so it is extra large for you! Tons of natural light floods the primary, west-facing, bedroom! Head downstairs, while still admiring the extra-wide stairwells, to the fully finished basement complete with a beautiful 3 piece bathroom and a large rec-room perfect for hanging out on the warm summer days. Do you have a teenager who wants there own space or need a work from home office? Over 690 sq ft of developed basement awaits! There is a perfect bedroom downstairs that can accommodate any of your needs! This home has energy efficient EVERYTHING. Low-flow plumbing fixtures. State-of-the-art ventilation system that will bring hot air upstairs into the downstairs to act as a cooling feature during the hot summer days. LED lights throughout… Nothing was missed when this home was built. Book your showing today!