



GRASSROOTS
REALTY GROUP

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688 Livingston Way NE
Calgary, Alberta

MLS # A2210482



\$680,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	na		

*** OPEN HOUSE SUNDAY 11-2PM*** Beautiful 4-Bedroom Home in Livingston with Finished Basement & Double Garage! Welcome to your dream home in the amazing community of Livingston, Calgary! This magazine-worthy home offers 2,216 sq. ft. of total living space, perfect for families, professionals, or anyone looking for a place that truly feels like home. Step inside and enjoy the bright, open-concept main floor, where the living room, dining area, and kitchen flow perfectly together. The white kitchen is a showstopper—complete with ceiling-height cabinets, quartz countertops, and stainless steel appliances. Whether you're cooking dinner, hosting friends, or helping with homework at the island, this space makes everyday moments special. Upstairs, you'll find comfortable bedrooms and bathrooms for the whole family. With 4 bedrooms and 4 bathrooms, there's room for everyone to have their own space. The finished basement adds even more space for movie nights, guests, or a home office. Enjoy sunny evenings in your west-facing backyard, or relax with peace of mind knowing the siding and shingles are brand new. You'll also stay cool all summer long with central air conditioning—a true luxury in those warm Calgary months. There's street parking in front and a double detached garage in the back, giving you all the parking and storage space you could ask for. Located in the vibrant and growing community of Livingston, you'll love everything this neighbourhood offers. There's a massive community centre with a gym, splash park, skating rink, and more. Plus, Livingston has beautiful parks, playgrounds, bike paths, and quick access to Stoney Trail and Deerfoot Trail—making commuting a breeze. Whether you're looking for style, comfort, or community, this home checks all the boxes. Move-in ready, full

of natural light, and in one of Calgary's most exciting new neighbourhoods—this is a place where you can truly love where you live. Book your showing today and take the first step toward living in the home you've been waiting for!