$699,900 - 735 Livingston Way Ne, Calgary

MLS® #A2208940

$699,900

4 Bedroom, 4.00 Bathroom, 1,734 sqft
Residential on 0.07 Acres

Livingston, Calgary, Alberta

OPEN HOUSE SAT APR 12, 11:30-1:30 pm. Welcome to this stunning 2-storey detached home in the family-friendly community of LIVINGSTON! Built by Brookfield Residential, this fully developed and well-maintained property offers approximately 2,200 sq. ft. of living space. Step inside to find laminate flooring throughout, complemented by 9-foot ceilings that create a bright and inviting atmosphere. The open-concept layout features a spacious living room, perfect for family gatherings. The central modern kitchen boasts white cabinetry, quartz countertops, a large central island with pendant lighting, and a walk-in pantry with an additional closet for effortless organization. Adjacent to the kitchen, the dining area provides ample space for meals and entertaining, with a side/back door leading to the backyard. A convenient 2-piece bathroom and a walk-in closet complete the main level. Upstairs, a bright bonus room with a large window serves as the perfect retreat or home office, separated from the bedrooms for added privacy. The spacious primary bedroom includes a 4-piece ensuite with double sinks and a generous walk-in closet. Two additional well-sized bedrooms and another 4-piece bathroom provide comfortable accommodations for family or guests. The fully developed basement, completed by the builder with city permits, offers even more living space. This inviting area includes a cozy family roomâ€"ideal for movie nightsâ€"a fourth bedroom, and another 4-piece bathroom.

Outside, the sunny south-facing backyard is perfect for outdoor enjoyment. It features a double detached garage, a ground-level stamped concrete patio, a gazebo, and is fully fenced for privacy and security. Livingston residents enjoy access to the 35,000 sq. ft. Livingston Hub, a vibrant lifestyle center offering year-round programs, events, and amenities. The community features 250 acres of open space, including an off-leash dog park, bike pump track, splash park, and a network of pathways connecting you to urban shopping and nearby conveniences. Enjoy quick access to Stoney Trail and Deerfoot Trail, only 15 minutes to the airport, and a planned future C-Train Green Line. Schedule your viewing today and discover all that this amazing home and community have to offer!

Built in 2020

Essential Information

MLS® #	A2208940
Price	$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,734
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	735 Livingston Way Ne
Subdivision	Livingston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P1L5

Amenities

Amenities	Parking, Party Room, Picnic Area, Playground, Visitor Parking, Clubhouse, Park, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Landscaped, Rectangular Lot, Gazebo, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty