

# \$599,900 - 938 Livingston View Ne, Calgary

MLS® #A2250266

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,579 sqft

Single Family on 0.06 Acres

Livingston, Calgary, Alberta

Impeccable design, full basement development, & room to grow—welcome to the Strathcona model by Cedarglen Homes. Located in vibrant Livingston, this 4-bedroom laned home blends practical layout with elevated finishes, perfect for modern family living. Step inside to a bright, open concept main floor where luxury vinyl plank flooring flows throughout. The heart of the home is the kitchen—designed with both beauty and function in mind. A long quartz island offers extra prep space and casual seating, while pot lights overhead keep things bright and welcoming. Sleek black hardware adds a designer touch, tying together the modern cabinetry and finishes. You™ receive a \$6000 appliance allowance to select your desired appliances at the builder™s supplier. Just steps down, the great room opens up with soaring ceilings that create a grand, airy feel—ideal for relaxing or entertaining. The dining nook is adjacent to the kitchen and features a large window allowing tons of natural light to shine through. Step outside to the completed rear deck, ready for weekend BBQs or quiet morning coffee. Upstairs, the layout keeps life organized and comfortable. The primary suite features a walk-in closet and a 4-piece ensuite with dual sinks & a tiled walk-in shower. Two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper floor—keeping everything close at hand. Downstairs, the fully developed basement



adds even more living space. A spacious rec room is perfect for movie nights, workouts, or a kidsâ€™™ play zone. You'll also find a fourth bedroom, a full 4-piece bathroom, and a large mechanical room for extra storage. The separate side entry opens the door to future flexibilityâ€™™whether for guests or extended family. This move-in-ready home checks every box, from curb appeal to convenience. Nestled in the vibrant community of Livingston, you'll love having access to the Livingston HOA Hub, featuring an indoor gym, hockey rink, splash park, tennis courts, playgrounds, and more! Plus, with miles of walking/bike paths, an off-leash dog park, and a bike pump track, thereâ€™™s something for everyone to enjoy. As the community continues to develop, more schools, shopping, and businesses will make Livingston an even more convenient and desirable place to call home. Ready to make your move? Schedule a private tour today and see why the Strathcona is the perfect fit for your next chapter. \*Some photos are virtually staged.\* (id:6289)

Built in 2025

**Essential Information**

Listing #	A2250266
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,579
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	938 Livingston View Ne
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Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P2K5

### Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping, Recreation Centre
Features	Back lane, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Other, Parking Pad

### Interior

Appliances	See remarks
Heating	Natural gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

### Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

### Listing Details

Listing Office	Royal LePage Benchmark
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