

\$614,900 - 689 Livingston Way Ne, Calgary

MLS® #A2262439

\$614,900

3 Bedroom, 3.00 Bathroom, 1,342 sqft

Single Family on 0.07 Acres

Livingston, Calgary, Alberta

WELCOME HOME! From the moment you step inside, you'll notice the PRIDE OF OWNERSHIP in this FULLY UPGRADED and meticulously maintained property. Located in the highly sought after community of Livingston, this IMMACULATE 3-bedroom, 2.5-bathroom OPEN CONCEPT home offers both style and functionality. The main level features luxury vinyl plank flooring throughout and an OPEN CONCEPT layout that seamlessly connects the living room, dining area, and kitchen creating a bright and inviting atmosphere perfect for both everyday living and entertaining. At the heart of the home is a MODERN KITCHEN showcasing sleek white cabinetry, GRANITE COUNTERTOPS and a LARGE ISLAND with stylish pendant lighting. Adding to the ambiance, UNDER CABINET LIGHTING enhances both the aesthetics and practicality of the space, making meal prep a breeze. The kitchen is fully equipped with STAINLESS STEEL appliances, a built-in microwave, chimney-style hood fan, ceiling height cabinets, and a convenient pantry. A 2-piece powder room completes the main floor. Upstairs, the spacious primary bedroom features a walk-in closet and a luxurious 4-piece ensuite with a relaxing SOAKER TUB. Two additional generously sized bedrooms, a 4-piece main bathroom, and a convenient laundry room complete the upper level. The unfinished basement is A BLANK CANVAS awaiting your CREATIVE TOUCH, boasting two large windows and roughed-in plumbing,



offering endless possibilities for future development. Step outside into the fully landscaped, SOUTH FACING backyard, perfect for entertaining or soaking up the sun. A LARGE DECK provides ample space for hosting family and friends. The home also includes a DOUBLE DETACHED GARAGE offering plenty of room for parking and storage. Ideally located just minutes from Stoney Trail and Deerfoot, this home provides quick access to downtown, shopping centres, entertainment, and more. Donâ€™t miss out! Call your favourite REALTOR® to book a private showing today! (id:6289)

Built in 2020

Essential Information

Listing #	A2262439
Price	\$614,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,342
Acres	0.07
Year Built	2020
Type	Single Family
Sub-Type	Freehold

Community Information

Address	689 Livingston Way Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P1N8

Amenities

Amenities	Playground, Schools, Shopping, Recreation Centre
Features	Back lane, No Animal Home, No Smoking Home, Parking
Parking Spaces	2

Parking	Detached Garage, Other
# of Garages	2

Interior

Appliances	Refrigerator, Oven - Electric, Dishwasher, Microwave, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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