



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6725 Livingstone Drive SW
Calgary, Alberta

MLS # A2286743



\$1,999,999

Division:	Lakeview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,481 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Front Drive, Garage Door Oper		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, C		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Light Fixtures		

Located in prestigious LAKEVIEW VILLAGE. Welcome to this STUNNING fully reimagined luxury home in sought-after Lakeview Village. Renovated to the studs and move-in ready, this open-concept masterpiece showcases exceptional craftsmanship throughout. Striking curb appeal features interlocking stone walkways and elegant front stonework. Inside, enjoy new triple pane windows, vaulted ceilings with shiplap detailing, a statement modern fireplace, and bright south-facing windows. The chef's kitchen boasts a massive island, twin farmhouse sink, full luxury stainless steel appliances and custom cabinetry with dovetail pull-outs. Quality upgrades include spray foam insulation throughout the entire house, engineered trusses, hot water on demand, new electrical and plumbing, and individual water lines with shut offs. Offering 5 bedrooms across four levels and 3.5 baths, including a fully developed basement. The gorgeous sunroom leads to a large, fenced yard with an outdoor firepit area. The fully professionally landscaped yard backs onto greenspace and an off-leash park. Oversized finished double garage and driveway parking for six. Walk to top schools, pathways, shops, and enjoy a 12-minute commute to downtown Calgary.