



**571 Livingston Way NE  
Calgary, Alberta**

**MLS # A2303524**



**\$715,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Zero L		

<b>Heating:</b>	Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

This home is perfect for a large family or for those seeking additional rental income. Located in the desirable community of Livingston, this two-storey home offers over 2,600 square feet of developed space, including a legal basement suite and an oversized double garage. Situated on a street with wider and larger lots than some in the area, this home is a must see. Upon entry, you're greeted by a spacious den or office, providing the flexibility for a quiet workspace or a guest room. The open-concept main floor is bathed in natural light, featuring oversized sliding doors that lead to the back deck. The generous living room flows seamlessly into the gourmet kitchen, which boasts ceiling-height white cabinetry, stainless steel appliances, and a large island topped with quartz countertops. Upstairs, a bonus room provides a dedicated space for kids or for relaxing at the end of the day. This level also includes two spacious bedrooms, a four-piece bathroom, and a convenient laundry room. The private primary suite features a four-piece ensuite and a walk-in closet. The legal basement suite offers a self-contained living space with a separate entrance. The bright suite includes a modern white kitchen with stainless steel appliances, a four-piece bathroom, and a bedroom. A bonus feature of the suite is its own furnace, allowing for ultimate climate control. Another bonus, a fire suppression system throughout the home, which will help with insurance costs! The backyard is designed for low-maintenance living and features a very large deck. The oversized double garage (22'x22') has an oversized door, providing ample space for large vehicles. As part of your HOA, you'll get access to the Livingston Hub, a community year round facility which includes a gymnasium, multi-use rooms, splash park, skating rinks, and much more. This home has been meticulously cared for

and shows impeccably—book your showing today!