



**117 Livingston Common NE
Calgary, Alberta**

MLS # A2309535



\$379,900

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|------------------|--|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 898 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Additional Parking, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 250 |
| Basement: | Partial | LLD: | - |
| Exterior: | Cement Fiber Board | Zoning: | M-1 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Vaulted Ceiling(s) | | |

Inclusions: None

LOCATED IN THE OCTAVE IN LIVINGSTON, THIS FORMER SHOWHOME COMES WITH DESIGNER INTERIOR FINISHING AND SOME FURNISHINGS. This stunning RUBY FLOORPLAN offers the perfect alternative to apartment style condo living with the convenience of SINGLE LEVEL LIVING, an ATTACHED GARAGE, and additional DRIVEWAY PARKING FOR A SECOND VEHICLE. Built in 2017, this FORMER SHOWHOME features numerous upgrades including AIR CONDITIONING, designer finishings, vaulted ceilings, and an open concept layout that creates a bright and spacious atmosphere throughout. The stylish kitchen overlooks the expansive living and dining areas and features a large island that is perfect for entertaining guests or enjoying everyday living. LOTS OF NATURAL LIGHT pours into this beautiful home making it feel open, warm, and inviting. The building is surrounded by GREEN SPACE and allows convenient access to the Livingston Community CLUBHOUSE, PARK, and PLAYGROUND. This location offers both tranquility and lifestyle convenience. Livingston is one of Calgary's most exciting newer communities featuring extensive pathways, parks, recreation opportunities, and quick access to major routes, shopping, restaurants, and services. THIS HOME SHOWS PRIDE OF OWNERSHIP AND OFFERS THE PERFECT COMBINATION OF STYLE, FUNCTION, AND LOCATION. Available for quick possession!