



**885 Livingston View NE  
Calgary, Alberta**

**MLS # A2312287**



**\$629,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,629 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.

Welcome to 885 Livingston View NE - a beautifully designed Wicklow model by Brookfield Residential, ideally located in the vibrant and amenity-rich community of Livingston. This brand-new duplex offers over 1,600 sq. ft. of thoughtfully planned living space above grade + a legal basement suite and is ready for immediate possession. Featuring 3 bedrooms and 2.5 bathrooms above grade, plus a fully legal 1-bedroom, 1-bathroom basement suite with a private side entrance, this home delivers the perfect combination of style, functionality, and flexibility. Step inside to a bright and inviting main floor designed for modern living. The open-concept layout seamlessly connects the great room, dining area, and kitchen, creating an ideal space for both entertaining and everyday life. Large patio doors fill the home with natural light, while the upgraded kitchen features stone countertops, a chimney hood fan, ample cabinetry, and a functional pantry for added storage. A convenient 2-piece powder room completes the main level, while upgraded railing from the first to second floor adds a refined architectural touch. On the upper level, a centrally located bonus room provides additional living space and thoughtfully separates the primary suite from the secondary bedrooms. The spacious primary retreat includes a walk-in closet and a well-appointed 4-piece ensuite with dual sinks and walk-in shower. Two additional bedrooms, a full 4-piece bathroom, and an upper-level laundry room complete the upper floor with comfort and convenience in mind. The fully legal 1-bedroom basement suite is a standout feature, offering its own private side entrance and a well-designed layout that includes a kitchen and dining area, living room, bedroom, 4-piece bathroom, dedicated laundry, and optimal storage space. Whether used for extended family or as a potential income-generating opportunity, this

suite adds exceptional versatility and value. Outside, front landscaping is already included, and the home is ideally situated close to multiple parks and pathways, making it easy to enjoy the active and connected lifestyle Livingston is known for. Peace of mind comes standard with coverage from both Brookfield's builder warranty and Alberta New Home Warranty. Combining modern finishes, flexible living spaces, and immediate possession, this Wicklow model is an incredible opportunity to own a brand-new home in one of Calgary's fastest-growing communities.