



GRASSROOTS
REALTY GROUP

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445 Lewiston Landing NE
Calgary, Alberta

MLS # A2315609

\$729,900



Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,145 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Recessed Lighting, Separate Entrance		

Inclusions: None

Welcome to the stunning Montay II ZLL in the vibrant community of Livingston, offering 2,145 square feet of thoughtfully designed living space with a beautiful Modern Farmhouse elevation. This brand-new 4-bedroom, 2.5-bathroom home seamlessly blends style and functionality, featuring 9-foot main floor ceilings, an open-concept layout, elegant wrought iron railings, and a versatile flex room that can easily serve as a home office, playroom, or formal dining area. The kitchen showcases quartz countertops throughout, striking two-tone cabinetry with riser and cornice detailing, a Silgranit sink, and a gas line rough-in for a future range. The spacious living room is anchored by a sleek electric fireplace, creating the perfect space to gather and entertain. Upstairs, the primary retreat is enhanced with additional pot lights, while three additional bedrooms provide plenty of room for family and guests. Outside, enjoy a 7' x 10' pressure-treated deck complete with a gas line rough-in for your BBQ. The unfinished basement offers incredible future potential with 9-foot foundation walls, a separate side entrance, and rough-ins already in place for a legal 2-bedroom secondary legal suite (pending city approval), making it ideal for multi-generational living or future rental income. Located in one of Calgary's most sought-after communities, Livingston offers exceptional amenities, parks, pathways, schools, and convenient access throughout the city, making this home an outstanding opportunity for families and investors alike.