

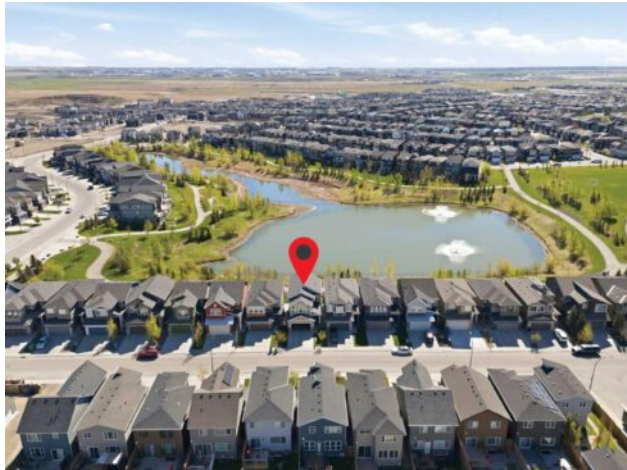


GRASSROOTS
REALTY GROUP

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1456 Livingston Way NE
Calgary, Alberta

MLS # A2324677



\$799,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,261 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Few		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Located within the popular community of Livingston, this fabulous fully developed two story walkout home that borders and backs onto a gorgeous pond. The modern open concept main floor offers a U-Shaped kitchen with a large center island, a spacious living room and a bright dining area overlooking the pond. The kitchen has been equipped with stainless steel appliances, laminate countertops, and timeless white colour cabinetry. The large windows in the living room and dining area bring plenty of sunlight with a full view of the beautiful pond and green space. The patio door opens onto a deck that can comfortably seat a crowd. Upstairs features a spacious bonus room, two additional bedrooms, a full bathroom, and a master suite with open unobstructed views. The walk out basement has been beautifully developed by the builder with a 4-piece bathroom, a large 4th bedroom, and a bright recreation room with direct access to the concrete patio and the backyard. The east facing backyard is professionally landscaped and is just steps away from a walking/biking path. Brand new exteriors including Roof, Full Wrap of Sidings, Garage Door, and Drainage & Gutters were completed in 2025. The house is centrally located within walking distance to the Livingston Hub, future schools, public transit and a few community commercial centers. It is also close to parks and playgrounds and with easy access to the International Airport, Stoney Trail, Deerfoot Trail, Airdrie and Crossiron Mills. This home is the first time listed on the market, a rare find, don't miss this opportunity to make it yours. Call and book your showings today!