



**673 Livingston Way NE  
Calgary, Alberta**

**MLS # A2325439**



**\$739,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,730 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		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** n/a

**\*\*SHOWHOME CONDITION | 2,211 SQ. FT. OF DEVELOPED LIVING SPACE | LOADED WITH UPGRADES | OVERSIZED 24' X 24' GARAGE | FULLY DEVELOPED BASEMENT | GEMSTONE LIGHTING | 10 MINUTES TO THE AIRPORT\*\*** Welcome to this beautifully upgraded and meticulously maintained home in the highly sought-after community of Livingston! Offering **\*\*2,211 sq. ft. of beautifully developed living space\*\***, this move-in-ready home perfectly combines style, comfort, and functionality. Ideally located within walking distance to the Livingston Community Hub, parks, playgrounds, schools, bus stops, and the future Green Line LRT, this exceptional property also provides quick access to Stoney Trail and is only **\*\*10 minutes from Calgary International Airport\*\***. Designed with both style and functionality in mind, this bright open-concept home features **\*\*4 bedrooms and 3.5 bathrooms\*\***, including **\*\*3 spacious bedrooms upstairs\*\***, an **\*\*elevated bonus room\*\*** that's perfect for a family lounge, home office, or playroom, and a **\*\*fully developed basement with an additional bedroom and full bathroom\*\***—ideal for guests, extended family, or extra living space. The modern kitchen showcases **\*\*quartz countertops, stainless steel appliances, luxury vinyl plank flooring\*\***, ample cabinetry, and a spacious dining area that's perfect for entertaining. The professionally developed basement expands your living space and has been thoughtfully prepared with **\*\*rough-ins for a future kitchen and plumbing\*\***, providing excellent flexibility for future development. The home is also **\*\*ready for central vacuum installation\*\*** for added convenience. Additional premium upgrades include: **\*\*Custom blinds throughout\*\*** **\*\*Gemstone Glow permanent exterior lighting\*\*** **\*\*Professionally landscaped, low-maintenance backyard with artificial turf\*\*** **\*\*24' x 24'**

oversized detached double garage with attic storage\*\* Pride of ownership is evident throughout this exceptionally well-cared-for, smoke-free home. Every detail has been thoughtfully maintained, making this property truly move-in ready. Livingston is one of Calgary's premier master-planned communities, offering residents exclusive access to the impressive Livingston Hub, featuring a gymnasium, splash park, skating rink, tennis courts, playgrounds, meeting spaces, and year-round community programming. This is your opportunity to own an exceptionally upgraded home in one of Calgary's fastest-growing and most desirable communities. \*\*Book your private showing today!\*\*