



GRASSROOTS
REALTY GROUP

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564 Livingston Way
Calgary, Alberta

MLS # A2345905



\$1,020,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,769 sq.ft.	Age:	2026 (0 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Basement: Electric stove, over the range microwave, stackable washer and dryer, refrigerator		

Welcome to this thoughtfully designed Livingston home offering over 3,800 sq. ft. of total living space, featuring an impressive seven bedrooms, including two luxurious primary bedroom suites. Elevated finishes, thoughtfully designed living spaces and a fully legal basement suite create an exceptional blend of style, comfort and versatility for growing or multi-generational families. Just off the foyer, a flexible room can be used as a home office, guest room or main-floor bedroom, with a convenient 3-piece bathroom nearby. The main level features both a living room and family room, providing plenty of space to relax and entertain. The beautifully appointed kitchen is centred around a large quartz island with under-cabinet lighting and convenient pull-out garbage and recycling bins. A separate spice kitchen with a gas stove, along with a pantry featuring custom built-ins, adds both functionality and storage. The bright living room is filled with natural light and anchored by an electric fireplace, while the adjoining dining area offers ample space for family meals and entertaining, with direct access to the rear deck. Upstairs, the carpeted upper level features a spacious bonus room and four bedrooms. The primary retreat showcases a tray ceiling, panelled feature wall and convenient bedside light switch. The luxurious 5-piece ensuite offers heated flooring, dual vanities, a large soaker tub, separate shower and private water closet. Also off the bedroom is a generous walk-in closet with custom built-in organizers. Three additional bedrooms provide plenty of room for the family, including one with its own 4 piece ensuite and walk-in closet. A 4-piece bathroom and dedicated laundry room with sink complete the upper level. The legal basement suite, accessed through its own side entrance, offers exceptional flexibility and income potential. The suite includes a full

kitchen, family room, two bedrooms, 4-piece bathroom and separate laundry, creating a comfortable and self-contained secondary living space. Outside, the backyard will be graded and finished with topsoil, while the double garage is equipped with EV charging capability and roughed-in for heating. Additional features include a central air conditioning rough-in and exterior Christmas light outlets. Livingston is a growing, family-friendly community designed with connection and convenience in mind, offering an abundance of parks, playgrounds, pathways and green spaces to enjoy. Its convenient location provides quick access to Stoney Trail, making commuting throughout Calgary simple and convenient.