



**GRASSROOTS**  
REALTY GROUP

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905 Livingston Way NE  
Calgary, Alberta

MLS # A2346997



**\$698,000**

|                  |                                                                       |               |                  |
|------------------|-----------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                                                            |               |                  |
| <b>Type:</b>     | Residential/House                                                     |               |                  |
| <b>Style:</b>    | 2 Storey                                                              |               |                  |
| <b>Size:</b>     | 1,823 sq.ft.                                                          | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 5                                                                     | <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, Garden, Gazebo, Lawn, Low Maintenance Landscape |               |                  |

|                    |                                                                                          |                   |     |
|--------------------|------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to this beautiful home with a TON of UPGRADES + 5 Bedrooms & 3.5 Bathrooms - This home was a previous showroom & is evident of quality craftsmanship and upscale finishes throughout. Every detail has been carefully selected, from the premium upgrades to the functional floor plan designed for a comfortable lifestyle. The gas cooktop, massive range hood, and built in appliances are what every at-home chef dreams of! - The fully developed, high quality, never-lived-in 2 bedroom legal basement suite is perfect for generating rental income or accommodating extended family - Step outside to enjoy your sun-filled south-facing backyard, professionally landscaped to create the perfect space for relaxing, entertaining, or watching the kids play - You will love having access to one of Calgary's premier community hubs featuring a spray park, playgrounds, skating rink, tennis courts, and year-round recreation. - Whether you're searching for your forever home or a smart investment opportunity, this property delivers outstanding versatility, luxury, and long-term value. - Move-in ready, income-ready, and priced to impress—this is one you won't want to miss.