

\$709,900 - 735 Livingston Way Ne, Calgary

MLS® #A2208940

\$709,900

4 Bedroom, 4.00 Bathroom, 1,734 sqft
Residential on 0.07 Acres

Livingston, Calgary, Alberta

OPEN HOUSE SAT APR 12, 11:30-1:30 pm.
Welcome to this stunning 2-storey detached home in the family-friendly community of LIVINGSTON! Built by Brookfield Residential, this fully developed and well-maintained property offers approximately 2,200 sq. ft. of living space. Step inside to find laminate flooring throughout, complemented by 9-foot ceilings that create a bright and inviting atmosphere. The open-concept layout features a spacious living room, perfect for family gatherings. The central modern kitchen boasts white cabinetry, quartz countertops, a large central island with pendant lighting, and a walk-in pantry with an additional closet for effortless organization. Adjacent to the kitchen, the dining area provides ample space for meals and entertaining, with a side/back door leading to the backyard. A convenient 2-piece bathroom and a walk-in closet complete the main level. Upstairs, a bright bonus room with a large window serves as the perfect retreat or home office, separated from the bedrooms for added privacy. The spacious primary bedroom includes a 4-piece ensuite with double sinks and a generous walk-in closet. Two additional well-sized bedrooms and another 4-piece bathroom provide comfortable accommodations for family or guests. The fully developed basement, completed by the builder with city permits, offers even more living space. This inviting area includes a cozy family room—ideal for movie nights—a fourth bedroom, and another 4-piece bathroom.



Outside, the sunny south-facing backyard is perfect for outdoor enjoyment. It features a double detached garage, a ground-level stamped concrete patio, a gazebo, and is fully fenced for privacy and security. Livingston residents enjoy access to the 35,000 sq. ft. Livingston Hub, a vibrant lifestyle center offering year-round programs, events, and amenities. The community features 250 acres of open space, including an off-leash dog park, bike pump track, splash park, and a network of pathways connecting you to urban shopping and nearby conveniences. Enjoy quick access to Stoney Trail and Deerfoot Trail, only 15 minutes to the airport, and a planned future C-Train Green Line. Schedule your viewing today and discover all that this amazing home and community have to offer!

Built in 2020

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2208940 |
| Price | \$709,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,734 |
| Acres | 0.07 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 735 Livingston Way Ne |
| Subdivision | Livingston |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P1L5 |

Amenities

| | |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Park, Parking, Picnic Area, Playground, Recreation Facilities, Recreation Room, Visitor Parking, Clubhouse, Party Room, Racquet Courts |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Back Lane, Landscaped, Rectangular Lot, Gazebo, Zero Lot Line |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 5th, 2025 |
| Days on Market | 6 |
| Zoning | R-G |
| HOA Fees | 473 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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