



THE
A-TEAM

**RE/MAX
FIRST**

628 LIVINGSTON Way, Calgary T3P 1R8

MLS®#: **A2106842**

Area: **Livingston**

Listing Date: **02/08/24**

List Price: **\$809,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,369 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,196**

Low Sqft:

Ttl Sqft: **2,196**

DOM

101

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Double Vanity,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	5`0" x 4`10"
Foyer	Main	14`7" x 10`0"
Living Room	Main	13`8" x 12`2"
4pc Bathroom	Second	8`0" x 4`10"
Bedroom	Second	13`5" x 11`7"
Family Room	Second	22`1" x 16`5"
Bedroom - Primary	Second	17`3" x 13`0"

Room	Level	Dimensions
Dining Room	Main	12`0" x 8`8"
Kitchen	Main	15`2" x 13`10"
Office	Main	7`0" x 6`10"
5pc Ensuite bath	Second	12`0" x 11`5"
Bedroom	Second	13`5" x 11`0"
Laundry	Second	6`10" x 6`2"
Walk-In Closet	Second	10`8" x 5`1"

4pc Bathroom Game Room Storage	Basement Basement Basement	10`0" x 5`0" 37`0" x 17`10" 5`5" x 3`3"	Bedroom Furnace/Utility Room	Basement Basement	11`7" x 8`9" 8`9" x 7`0"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-G			
Legal Desc:		2011950		Remarks	
Pub Rmks:		Well maintained 3+1-bedroom single family home located on a quiet street, close to parks in the desirable family community of Livingston. This home has gorgeous open floor plan & a kitchen that contains bright cabinets, large island/eating bar (granite countertops) plus dining area, stainless appliances and LVP floors. This stunning property in the vibrant community of Livingston offers a perfect blend of modern luxury and thoughtful design. Inside, you'll find an open-concept layout connecting the living, dining, and kitchen areas, flooded with natural light. The gourmet kitchen features high-end appliances and cabinets, quartz countertops, and ample storage space. Upstairs, the master retreat boasts a walk-in closet and a luxurious ensuite bathroom. Two additional bedrooms and a full bathroom provide comfort for guests. Pride of ownership gleams from every corner and this is truly a must-see home on any tour of the area. The fully finished basement has a separate side entry and can be a perfect place for watching the game or entreating friends and family or can be rented for a mortgage helper. Livingston offers picturesque landscapes, tranquil parks, and walking paths for outdoor enthusiasts Nearby amenities include shopping centers, restaurants, schools, and recreational facilities. With easy access to major transportation routes, commuting is a breeze. This one won't last long. Call now to view.			
Inclusions: Property Listed By:		N/A eXp Realty			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













