



THE
A-TEAM

**RE/MAX
FIRST**

6914 LIVINGSTONE Drive, Calgary T3E 5J5

MLS®#: **A2152717**

Area: **Lakeview**

Listing Date: **07/29/24**

List Price: **\$4,350,000**

Status: **Active**

County: **Calgary**

Change: **-\$150k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **8,934 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,795**
Low Sqft:
Ttl Sqft: **3,795**

DOM

51
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Tandem, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Composite Siding, Stone, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dryer, Freezer, Gas Cooktop, Range Hood, Refrigerator, Washer**
Int Feat: **Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`0" x 11`0"	Dining Room	Main	14`0" x 14`0"
Living Room	Main	24`8" x 18`6"	Foyer	Main	17`0" x 12`0"
Den	Main	12`0" x 11`4"	Laundry	Upper	10`6" x 9`6"
Furnace/Utility Room	Basement	13`0" x 8`4"	Storage	Basement	11`6" x 10`0"
Game Room	Basement	29`0" x 18`0"	Exercise Room	Basement	18`0" x 12`6"
Other	Basement	9`6" x 8`0"	Bedroom - Primary	Upper	18`6" x 15`6"
Bedroom	Upper	14`0" x 14`0"	Bedroom	Upper	12`0" x 11`6"

Bedroom
2pc Bathroom
3pc Bathroom
4pc Ensuite bath

Upper
Main
Upper
Upper

13`0" x 11`0"
7`6" x 6`0"
12`6" x 8`6"
0`0" x 0`0"

Bedroom
3pc Bathroom
5pc Ensuite bath

Basement
Basement
Upper

13`6" x 12`6"
10`6" x 6`0"
19`0" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

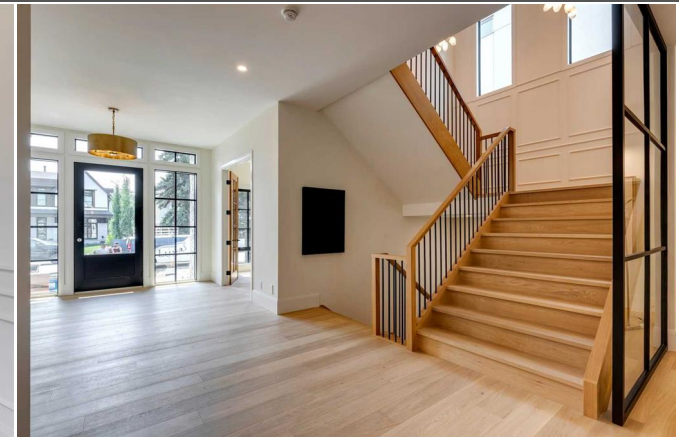
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Remarks

Pub Rmks: **Nestled within the prestigious Lakeview Village, this bespoke luxury estate home, meticulously crafted by renowned builders Serenity Custom Homes & Renovations, epitomizes elegance and sophistication. Situated in a rare tranquil enclave, the property boasts an unparalleled vista overlooking a serene greenspace, offering a sanctuary of peace and privacy. Spanning over 5600 sq.ft of meticulously designed living space, this masterpiece includes four generously appointed bedrooms on the upper level (4th bedroom up is shown as a flex room and a closet can be added if desired), ensuring ample space for comfort and relaxation. The convenience of a 3-car attached garage with in-floor heating & epoxy floor coating adds both practicality and luxury (note ceiling height tall enough to accompany car lifts). Exuding opulence, the residence is adorned with an array of high-end upgrades, featuring central air conditioning, radiant in-floor heating in the basement (with 10ft ceiling height... current gym can be converted to golf simulator if desired), irrigation, water softener, Lutron-controlled smart lighting, elevating the ambiance and functionality of every room. Enhanced by a built-in sound system controlled by the Elan home automation system throughout, the home effortlessly merges modern convenience with timeless sophistication. Exterior elements showcase natural stone and stucco, complementing the picturesque surroundings. Inside, a family room adorned with a gas fireplace encased in natural stone creates a warm and inviting atmosphere, perfect for gatherings and relaxation. The gourmet kitchen is a culinary enthusiast's dream, equipped with top-of-the-line appliances including a 48" Wolf 6 burner gas cooktop with infrared griddle, Wolf double convection oven, and Sub Zero integrated fridge and freezer. Hardwood flooring graces the main and upper levels, adding a touch of warmth and refinement to the living spaces. Additional luxuries abound, such as a filtered drinking water system, and steam shower, ensuring the utmost comfort and convenience for discerning homeowners. A comprehensive list of features and specifications is available upon request, showcasing the meticulous attention to detail lavished upon this exceptional property. House is ready for immediate possession! Seize the opportunity to call this unparalleled estate home yours, and indulge in a lifestyle defined by luxury, comfort, and tranquility.**

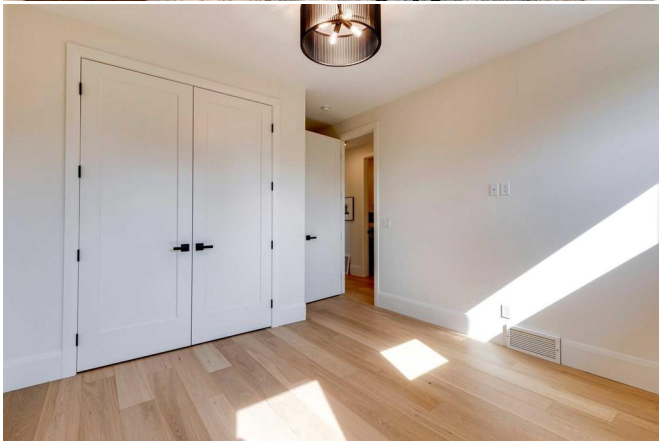
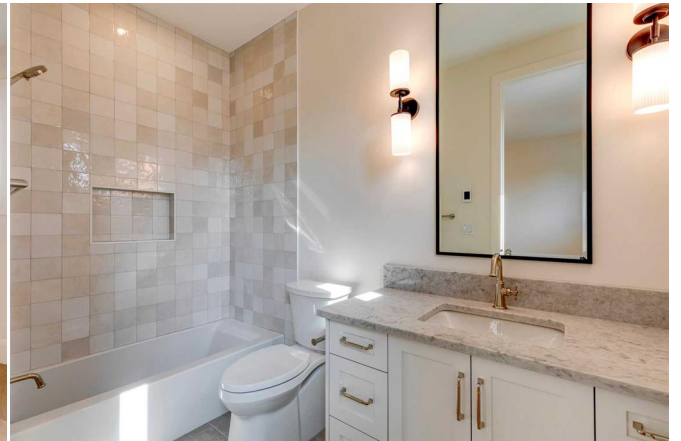
Inclusions: **Dishwasher x3, Microwave x2, Refrigerator in Pantry, Beverage Fridge, Elan Home automation controller with rack**
Property Listed By: **RE/MAX Realty Professionals**

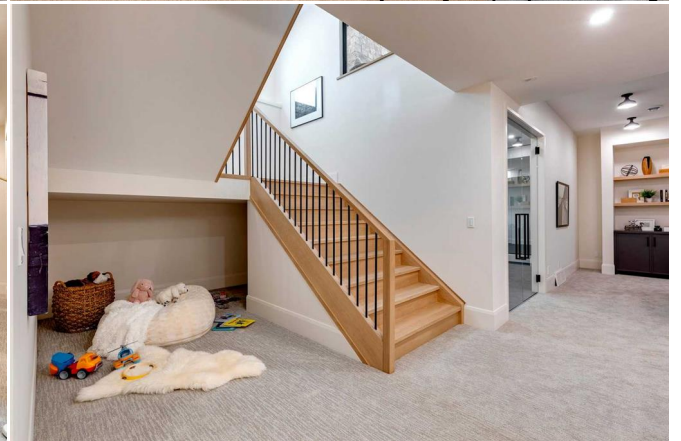
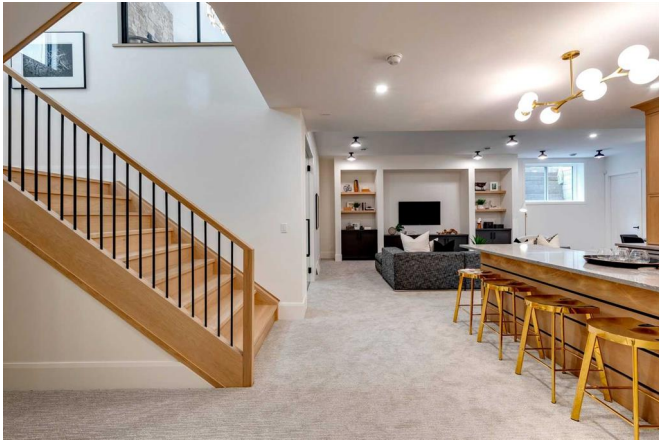
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

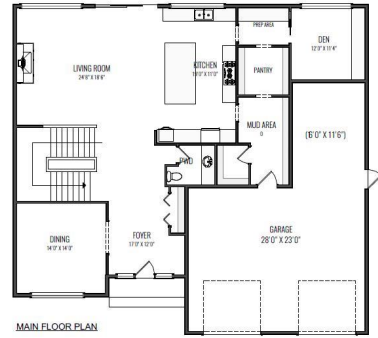


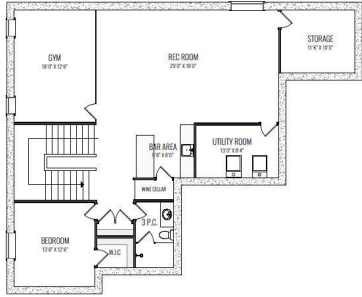












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