



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**213 LIVINGSTON View, Calgary T3P 1R5**

MLS®#: **A2157479**      Area: **Livingston**      Listing Date: **08/15/24**      List Price: **\$649,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$10k, 22-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,588**  
 Low Sqft:  
 Ttl Sqft: **1,588**

DOM

**34**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Concrete, Vinyl Siding**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer**  
 Int Feat: **Pantry, Quartz Counters, Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"	Mud Room	Main	5`4" x 4`7"
Kitchen With Eating Area	Main	12`10" x 15`3"	Pantry	Main	5`5" x 3`11"
Dining Room	Main	8`6" x 10`4"	Living Room	Main	13`2" x 18`11"
Entrance	Main	5`8" x 6`0"	Bedroom	Second	8`10" x 10`0"
Bedroom	Second	8`7" x 11`4"	4pc Bathroom	Second	8`6" x 4`11"
Laundry	Second	6`5" x 6`6"	Bedroom - Primary	Second	11`9" x 13`4"
Walk-In Closet	Second	5`2" x 8`6"	3pc Ensuite bath	Second	8`7" x 8`2"

Storage                                      Basement                                      17` 11" x 37` 9"  
Legal/Tax/Financial

Title:                                      Zoning:  
**Fee Simple**                                      **R-G**  
Legal Desc:                                      2011345  
Remarks

Pub Rmks:                                      **Only 2 years old home-owner occupied with 3 BEDROOMS, 1588 SQFT LIVING SPACE, 2 full bath and a half bath + Dining Room. Excellent upgrades like a 9 ft main floor ceiling and 9ft basement Ceiling height along with the Open concept design and dream kitchen with all stainless steel appliances. This house is located in the most sought-after LIVINGSTON NW COMMUNITY. With a community built around the Livingston HUB, you'll have access to wonderful pathways surrounding the pond, walking distance to a dog park, a future LRT station leading through the community, and an array of amenities that will make your heart skip a beat. From the splash park to the playground, skateboard park to the ice rink, tennis courts to soccer fields, and gymnasium to the event hall, there's something for everyone in this lively neighborhood. Introducing an Exquisite, Home featuring 3 bedrooms with a separate side entrance for the basement, enhanced with premium upgraded luxury vinyl plank all through. Step inside this stunning residence, meticulously designed and upgraded with the finest details. Experience luxury as you enter the main floor, featuring a fully upgraded kitchen that is a culinary enthusiast's dream, complete with a large island, sleek quartz countertops, and an upgraded backsplash. Brand-new stainless-steel appliances, range, dishwasher, refrigerator, range hood, and microwave provide both functionality and style. This kitchen effortlessly combines practicality and sophistication. The main floor also includes a sizeable family/great room. The master ensuite bathroom is an oasis of luxury, featuring an upgraded 4-piece washroom with a stunning countertop. Additionally, there are two more generously sized rooms and a 4-piece full bathroom.**

Inclusions:                                      **N/A**  
Property Listed By:                                      **CIR Realty**

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











