



THE
A-TEAM

**RE/MAX
FIRST**

776 LIVINGSTON Hill, Calgary T3P 1K4

MLS®#: **A2159537**

Area: **Livingston**

Listing Date: **08/30/24**

List Price: **\$600,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,645

Year Built:

2019

Low Sqft:

Lot Information

Ttl Sqft:

1,645

Lot Sz Ar:

2,464 sqft

Lot Shape:

DOM

20

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,No Neighbours Behind
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 17`2"	Kitchen	Main	13`10" x 7`10"
Dining Room	Main	14`2" x 9`0"	2pc Bathroom	Main	4`9" x 5`7"
Family Room	Second	14`11" x 11`11"	Bedroom - Primary	Second	13`10" x 11`8"
4pc Ensuite bath	Second	11`0" x 4`11"	Bedroom	Second	11`3" x 9`7"
Bedroom	Second	12`0" x 8`3"	4pc Bathroom	Second	5`0" x 8`0"
Laundry	Second	6`1" x 6`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

1810898

Remarks

Pub Rmks:

MOVE-IN-READY & MODERN 3-BED/2.5-BATH ATTACHED HOME STEPS TO POND IN ATTRACTIVE LIVINGSTON! Welcome home to 776 Livingston Hill NE! This 2-storey home offers comfortable living in the heart of the desirable Livingston community. As you step inside, you are greeted by a bright and open floor plan. The main level features a COZY living room, ideal for relaxation and family gatherings with a large West-facing window, recessed lighting and vinyl plank flooring throughout. The kitchen is equipped with stainless steel appliances, sleek Quartz countertops, a large eat-at kitchen island and comes with the added bonus of a separate walk-in pantry! A convenient 2pc powder room for guests on the main floor finishes off the level. The upper level offers a versatile family room, perfect for a play area, home office, or movie room. The primary bedroom is a PEACEFUL RETREAT with a vibrant accent wall, large windows that fill the room with natural light, and a full 4pc ensuite bathroom with modern fixtures and finishes. Also on this level are 2 additional bedrooms and a second full 4pc bathroom plus a dedicated conveniently located laundry room. Heading outside, the backyard features a spacious well-built 3-tier deck with plenty of room for seating, perfect for hosting summer barbecues or enjoying a cup of coffee in the morning. The home does also have a separate side entrance as well as a paved back lane. Most notably, this home is situated directly in front of a SERENE pond and park giving you tons of nature to enjoy just steps from your front door. Residents of Livingston are members of an exclusive community centre called the Livingston Hub. The Livingston Hub is the central gathering place for residents. It features a 35,000 sq. ft. homeowners' association with 3 skating rinks, tennis courts, basketball court, gymnasium, splash park, playground, outdoor amphitheater, meeting rooms, a temporary fire hall and more. All this wrapped up in an unbeatable location with excellent access to Stoney Trail and Deerfoot Trail! Jumping in the car: Downtown is a 23 min drive (24.6KM), Airport is a 19 min drive (14.9KM), and Banff is a 1 hr 24 min drive (132KM).

Inclusions:
Property Listed By:

N/A
RE/MAX First

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







