



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6948 LIVINGSTONE Drive, Calgary T3E 6J5**

MLS®#: **A2159813**

Area: **Lakeview**

Listing Date: **08/22/24**

List Price: **\$2,699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1966**  
Lot Information  
Lot Sz Ar: **10,882 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **3,581**  
Low Sqft:  
Ttl Sqft: **3,581**

DOM

**28**  
Layout  
Beds: **6 (4 2 )**  
Baths: **4.0 (3 2)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Landscaped,Many Trees,Private**  
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stone,Stucco**  
Flooring: **Ceramic Tile,Hardwood,Slate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,No Smoking Home,Skylight(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 13`2"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`8" x 20`4"</b>
<b>Office</b>	<b>Main</b>	<b>14`6" x 12`7"</b>
<b>Den</b>	<b>Main</b>	<b>11`6" x 16`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`2" x 6`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 19`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 9`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 19`3"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>11`3" x 7`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`10" x 6`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>27`7" x 21`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`11" x 23`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`6" x 12`7"</b>

<b>5pc Bathroom</b>	<b>Second</b>	<b>9`2" x 14`1"</b>	<b>Game Room</b>	<b>Lower</b>	<b>26`2" x 21`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`7" x 11`3"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>13`5" x 11`4"</b>
<b>5pc Bathroom</b>	<b>Lower</b>	<b>8`11" x 14`5"</b>	<b>2pc Bathroom</b>	<b>Lower</b>	<b>5`7" x 4`8"</b>
<b>Storage</b>	<b>Lower</b>	<b>10`1" x 10`1"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **3497JK**

Zoning: **R-CG**

Remarks

Pub Rmks: **Gorgeous Lakeview Estate Home! Over 5,000 square feet of professionally developed living area. The finest finishings throughout all areas of this home. Granite counters, State of the Art Appliances, Meranti Tropical Wood front and rear Deck and Trim, and hardwood floors throughout make this exceptional home unique. This home boasts high quality built-in's, impressive lighting, high end granite counters, gorgeous Chef's Kitchen, and room for the whole family to grow and thrive. An abundance of Windows and Sky Lights flood this home with Sunshine year round. All areas of this home are spacious and bright. Oversized heated garage has stairs leading directly to the lower level of the home. In addition, there is a 220 volt outlet in the garage, ideal for charging your EV. This 6 bedroom/5 bathroom home provides ample space, and its location next to walking/bike paths in North Glenmore Park make this home the perfect place to raise a family. Lakeview has so much to offer, parks, walking paths, biking, hiking, kayaking, or sailing; a lifestyle most only dream of. Summer Vacation right in your own Community. Treat Yourself to our Virtual Tour and book your private showing today!**

Inclusions: n/a  
 Property Listed By: **Century 21 Bravo Realty**

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