



THE
A-TEAM

**RE/MAX
FIRST**

6948 LIVINGSTONE Drive, Calgary T3E 6J5

MLS®#: **A2159813**

Area: **Lakeview**

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

List Price: **\$2,590,000**

Status: **Active**

County: **Calgary**

Change: **-\$109k, 03-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1966**

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

Lot Information

Lot Sz Ar: **10,882 sqft**
Lot Shape:

DOM

103
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
Kitchen	Main	13`8" x 13`2"
Family Room	Main	12`8" x 20`4"
Office	Main	14`6" x 12`7"
Den	Main	11`6" x 16`0"
2pc Bathroom	Main	4`2" x 6`1"
Bedroom	Second	12`10" x 19`5"
Bedroom	Second	8`10" x 9`7"

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

5pc Bathroom
Bedroom
5pc Bathroom
Storage

Second
Lower
Lower
Lower

9`2" x 14`1"
12`7" x 11`3"
8`11" x 14`5"
10`1" x 10`1"

Game Room
Bedroom
2pc Bathroom

Lower
Lower
Lower

26`2" x 21`5"
13`5" x 11`4"
5`7" x 4`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3497JK

Zoning:
R-CG

Remarks

Pub Rmks: **Price Reduced on this 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:
Property Listed By: **n/a**
Century 21 Bravo Realty

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











