



THE
A-TEAM

**RE/MAX
FIRST**

441 LIVINGSTON Hill, Calgary T3P 1P1

MLS®#: **A2160772**

Area: **Livingston**

Listing Date: **08/27/24**

List Price: **\$869,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **4,101 sqft**
Lot Shape:

Access:

Lot Feat: **Standard Shaped Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,390**
Low Sqft:
Ttl Sqft: **2,390**

DOM

22
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5`3" x 9`7"
Foyer	Main	13`7" x 6`11"
Living Room	Main	15`6" x 15`6"
5pc Ensuite bath	Second	11`7" x 11`0"
Bedroom	Second	11`2" x 10`5"
Loft	Second	18`3" x 14`1"

Room	Level	Dimensions
Bedroom	Main	10`11" x 10`11"
Kitchen	Main	9`5" x 17`11"
3pc Bathroom	Second	9`7" x 8`3"
Bedroom	Second	13`5" x 14`0"
Laundry	Second	9`7" x 5`11"
Bedroom - Primary	Second	13`0" x 15`8"

Walk-In Closet
Bedroom
Kitchen
Furnace/Utility Room

Second
Basement
Basement
Basement

11`7" x 4`3"
10`8" x 13`1"
7`7" x 8`11"
11`8" x 14`5"

4pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

6`8" x 8`5"
11`7" x 11`7"
16`1" x 14`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1912175

Zoning:
R-G

Remarks

Pub Rmks:

Step into this lovely home with a double car garage, sitting on a spacious Conventional LOT. With over 3300 sqft of living space, it's perfect for families or those who love to entertain. As you enter, you'll be welcomed by a roomy foyer, providing a warm and inviting atmosphere. The main floor boasts a convenient bedroom, complete with its own full bathroom, offering flexibility for guests or perhaps as a home office. The kitchen is truly the heart of the home, featuring a large island that's perfect for meal prep or casual dining. It's been upgraded with top-of-the-line appliances, stylish quartz countertops, and a generously sized pantry for all your storage needs. Adjacent to the kitchen is a spacious dining area, bathed in natural light from the backyard-facing windows. And for those cozy evenings, there's a living room complete with a fireplace, creating the perfect ambiance for relaxation and gatherings. Upstairs, you'll find even more to love. A versatile loft area offers additional space for movie nights, game days, or simply unwinding with a good book. The primary bedroom is a true retreat, boasting its own ensuite bathroom with a luxurious tub, a standing shower, and a sizable walk-in closet. Two more bedrooms, along with another full bathroom and a convenient laundry room, complete the second floor layout. But the surprises don't end there! Venture downstairs to discover a fully finished illegal basement suite , complete with two additional bedrooms, a second kitchen, and a spacious rec room. With its separate entrance, this space offers endless possibilities - whether it's additional living quarters for extended family, a rental opportunity for extra income, or simply a fantastic area for entertaining. Located in a desirable neighborhood, this home is surrounded by greenery and boasts a park just steps away. Plus, you'll enjoy easy access to a host of amenities, making it the perfect place to call home.

Inclusions:
Property Listed By:

N/A
Sutton Landmark Realty

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