

942 Livingston Way NE
Calgary, Alberta

MLS # A2206140



\$634,999

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,642 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Side By Side, Stall, Unpaved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Refrigerator (basement), washer/ dryer (basement)

Stunning Semi-Detached Home in Livingston & Calgary's Thriving Northwest Community! Welcome to this beautifully designed 3+1 BED+ DEN, 3.5 BATH home in the sought-after community of Livingston. Offering modern finishes, functional living spaces, and investment potential, this home is perfect for growing families! throughout. Key Features: Spacious & Open-Concept Living & Bright and airy layout with stylish finishes throughout. Chef's Kitchen & Featuring sleek quartz countertops, stainless steel appliances, and a spacious island for entertaining. Primary Suite Retreat & Generous in size with a walk-in closet and private ensuite. Upstairs offers three Bedrooms + loft/ den & Perfect for growing families or home office needs. Fully Finished Basement with Separate Entrance & Includes an additional bedroom, a second den that can be use as an office, play room or a guest room, a mini bar (with a counter, a sink and a second ref), a second set of laundry - convenience at its' best, with laundry rooms on both the upper floor and basement, and full bath, ideal for extended family or rental opportunities. Great community! Livingston is a thriving, master-planned community with green spaces, parks, and pathways. ?Close to schools, shopping, dining, and the future Green Line LRT. Easy access to major roadways, ensuring a quick commute to downtown and beyond. Don't miss this fantastic opportunity! Schedule a viewing today!