

468 Livingston View NE
Calgary, Alberta

MLS # A2310874



\$759,800

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,608 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

HOME SWEET HOME! Welcome to this stunning and upgraded, custom-built Jayman BUILT two-storey home in the sought-after community of Livingston, perfectly positioned just steps from a pristine pond, green space, parks and pathways. Offering stylish design, thoughtful upgrades and exceptional outdoor living, this home delivers the perfect blend of comfort, function and modern elegance with 3 bedrooms, 2.5 bathrooms and 2,607+ spectacular, stylish SQFT of above grade living space. The bright and open main floor is highlighted by an expansive living room with a beautiful floor to ceiling stone-surround fireplace, large windows that flood the space with natural light and upgraded laminate flooring throughout. The chef-inspired kitchen is truly the heart of the home featuring TWO oversized islands, sleek & “Rock Salt” quartz countertops, premium stainless steel appliances including a convection oven, custom maple cabinetry and a spacious walk-in pantry. The adjoining dining area creates the ideal setting for both everyday living and entertaining. Upstairs, you’ll find 3 spacious bedrooms including a luxurious primary retreat complete with TWO walk-in closets and a spa-inspired 5-piece ensuite featuring double vanities, make-up station, soaker tub and separate shower. A bright bonus room ideal for a growing family and entertaining, convenient upper floor laundry and an additional full bathroom complete the upper level. The unfinished basement offers tons of future development potential to make it your own and currently features ample storage space, a utility room and additional space to be utilized as a fitness room or recreation room. Enjoy summer days from your own private oasis, your beautifully landscaped backyard showcasing a massive 22’ x 27’ deck with dual gas lines for your BBQ and fire table or

patio heater, the ultimate outdoor entertaining space. ADDITIONAL STANDOUT UPGRADES include include air conditioning, solar panels, Hunter Douglas blinds, tankless hot water system, interior sprinkler system and an OVERSIZED DOUBLE ATTACHED GARAGE. Located in one of Calgary's most exciting master-planned communities, Livingston offers access to parks, pathways, community amenities, and easy access to Stoney Trail, Deerfoot Trail, shopping, schools, Vivo Recreation Centre and the airport. MUST VIEW! Book your private viewing of this GEM today!