

# \$699,900 - 735 Livingston Way Ne, Calgary

MLS® #A2208940

**\$699,900**

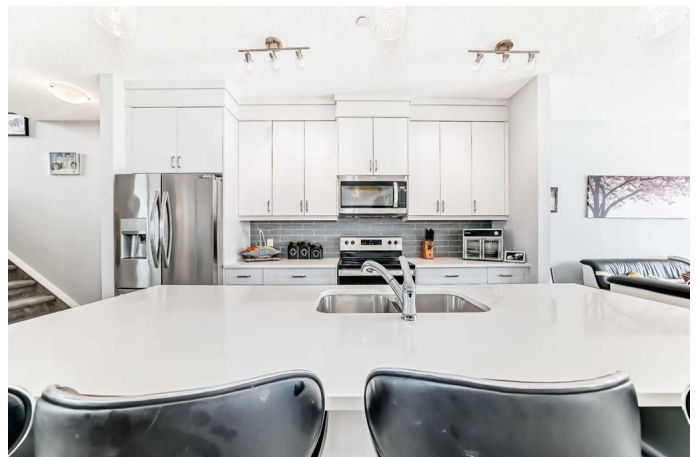
4 Bedroom, 4.00 Bathroom, 1,734 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

OPEN HOUSE SAT APR 12, 11:30-1:30 pm.

Welcome to this stunning 2-storey detached home in the family-friendly community of LIVINGSTON! Built by Brookfield Residential, this fully developed and well-maintained property offers approximately 2,200 sq. ft. of living space. Step inside to find laminate flooring throughout, complemented by 9-foot ceilings that create a bright and inviting atmosphere. The open-concept layout features a spacious living room, perfect for family gatherings. The central modern kitchen boasts white cabinetry, quartz countertops, a large central island with pendant lighting, and a walk-in pantry with an additional closet for effortless organization. Adjacent to the kitchen, the dining area provides ample space for meals and entertaining, with a side/back door leading to the backyard. A convenient 2-piece bathroom and a walk-in closet complete the main level. Upstairs, a bright bonus room with a large window serves as the perfect retreat or home office, separated from the bedrooms for added privacy. The spacious primary bedroom includes a 4-piece ensuite with double sinks and a generous walk-in closet. Two additional well-sized bedrooms and another 4-piece bathroom provide comfortable accommodations for family or guests. The fully developed basement, completed by the builder with city permits, offers even more living space. This inviting area includes a cozy family room—ideal for movie nights—a fourth bedroom, and another 4-piece bathroom.



Outside, the sunny south-facing backyard is perfect for outdoor enjoyment. It features a double detached garage, a ground-level stamped concrete patio, a gazebo, and is fully fenced for privacy and security. Livingston residents enjoy access to the 35,000 sq. ft. Livingston Hub, a vibrant lifestyle center offering year-round programs, events, and amenities. The community features 250 acres of open space, including an off-leash dog park, bike pump track, splash park, and a network of pathways connecting you to urban shopping and nearby conveniences. Enjoy quick access to Stoney Trail and Deerfoot Trail, only 15 minutes to the airport, and a planned future C-Train Green Line. Schedule your viewing today and discover all that this amazing home and community have to offer!

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208940    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,734       |
| Acres          | 0.07        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 735 Livingston Way Ne |
| Subdivision | Livingston            |
| City        | Calgary               |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3P1L5  |

### Amenities

|                |                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room, Visitor Parking |
| Parking Spaces | 2                                                                                                                                      |
| Parking        | Double Garage Detached                                                                                                                 |
| # of Garages   | 2                                                                                                                                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                  |
| Lot Description   | Back Lane, Gazebo, Landscaped, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                               |
| Construction      | Brick, Vinyl Siding, Wood Siding                              |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 26              |
| Zoning         | R-G             |
| HOA Fees       | 473             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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