

**819 Livingston View NE**  
**Calgary, Alberta**

**MLS # A2282557**



**\$720,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,265 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This Farmhouse elevation Robson 24 built by Brookfield Residential is a stunning brand new home in the heart of Livingston. Featuring 2 living areas, 3 bedrooms, 3 bathrooms and a home office / flex space on the main level that could be a 4th bedroom, this home has plenty of living space for a growing family + an undeveloped basement that awaits your imagination with ample space for a second living area, fourth bedroom and full bathroom. The home has a grand foyer with a front office space that could also be used for a children's play space, reading room or 4th bedroom - with a full bathroom located just outside the space. The centre of the main floor features a stunning spiral staircase that leads to the second level - offering unique design features rarely seen in a home of this size. The gourmet kitchen includes a built-in range hood and lower built-in microwave and is complete with a large corner pantry providing endless storage for those that like to cook and entertain. The timeless kitchen has white cabinets with a warm wood accent island and it overlooks both the living and dining areas - making this the perfect space to host guests. A wall of south-facing windows in both the living and dining rooms allow for natural light to pour through the space all day long. The main floor has a full bathroom and is complete with 9' ceilings creating a more open space. The spiral staircase leads to the second level where you'll find a central bonus room that separates the primary suite from the secondary bedrooms. The primary suite has vaulted ceilings and is complete with a 5 pc en suite including dual sinks, walk-in shower, and a soaker tub with window for added natural light - in addition to its incredibly large walk-in closet. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement is undeveloped and awaits the new owner's imagination -

complete with bathroom rough-ins in place. Completing this home is a large and private south-facing backyard that provides optimal natural light and sunshine, both inside and outside, all year long. The 23' wide deep double attached garage is the perfect space to keep your vehicle and valuables safe all year long. Builder new home warranty & Alberta New Home Warranty are included with the purchase of this brand new home. Located in desirable Livingston, with an incredible HOA, this property is fully move-in ready and perfect for a growing family.