

**196 Livingston View NE**  
**Calgary, Alberta**

**MLS # A2296716**



**\$514,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Landscaped, Level, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Window Curtains in Living Room (Main Floor) and Window Curtains in Primary Bedroom (Upper Floor)

AMAZING TOWNHOME LIVING with NO CONDO FEES in the HIGHLY SOUGHT-AFTER, FAMILY-FRIENDLY Community of LIVINGSTON! This END UNIT offers the Perfect Blend of STYLE, SPACE, and CONVENIENCE. Step inside to a BRIGHT, MODERN OPEN-CONCEPT LAYOUT featuring HIGH CEILINGS, EXPANSIVE LIVING and DINING AREAS, and ABUNDANT NATURAL LIGHT throughout. The Main Floor is Ideal for both Everyday Living and Entertaining including the MODERN KITCHEN with QUARTZ COUNTERTOPS and STAINLESS-STEEL APPLIANCES, Back Mud Room, and 2-Piece Powder Room. Upstairs, ENJOY the SUPER CONVENIENT UPPER-FLOOR LAUNDRY and THREE GREAT-SIZED BEDROOMS, including a PEACEFUL PRIMARY RETREAT with an OVERSIZED WALK-IN SHOWER in the ENSUITE Designed for Relaxation, and an ADDITIONAL 4-Piece BATHROOM to round out the Upper Floor. The SIZEABLE Unfinished Basement offers EXCELLENT STORAGE and is Ready For Your Creative Development Ideas. Outside, you'll love the FULLY FENCED and LANDSCAPED PRIVATE BACKYARD and the OVERSIZED DOUBLE DETACHED GARAGE — Perfectly Roomy for Vehicles and EVEN MORE ADDITIONAL STORAGE. JUST A 7-MINUTE WALK brings you to the INCREDIBLE \*\*LIVINGSTON COMMUNITY CENTRE\*\* Offering a Variety of Member Services such as: GYM FACILITIES with PROGRAMS FOR ACTIVE LIVING, SKATING RINKS, TENNIS COURTS, BADMINTON, SPLASH PARK, DAYCARE, EVENT ROOMS, and MORE! Known for it's 250 Acres of Open Space, as well as Parks, Prairies, the Greenway Trail Systems and Wetland Ponds --> LIVINGSTON COMMUNITY "Pairs the Best of Urban Life with the Serenity of the Natural World." City Transit is

STEPS AWAY from this Townhome, and the QUICK DRIVE to MULTIPLE NEARBY AMENITIES such as Parks, Schools, Shops, Restaurants, and EASY ACCESS to Stoney Trail completes this EXCEPTIONAL OFFERING. Definitely a MUST-SEE. Your New Home Awaits! \*\* Book Your Private Showing Today \*\*