

760 Livingston Hill NE
Calgary, Alberta

MLS # A2310522



\$564,800

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,445 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

HOME SWEET HOME! Welcome to this spectacular, semi-detached home nestled in the heart of Livingston across the street from a pristine green space, pond and nature trails. Offering 3 bedrooms, 2.5 bathrooms and 1,445+ SQFT of breathtaking above grade living space and a rare blend of elegance, functionality and an unbeatable location. Heading inside you will love the bright and airy open concept floor plan showcasing a spacious foyer, sun drenched living room, formal dining area with access to the massive deck, 2 piece vanity bathroom and the gourmet chef’s kitchen boasting sleek quartz countertops, stainless steel appliances, and a spacious island/breakfast bar that’s perfect for entertaining. Upstairs comes complete with 3 great-sized bedrooms including the master retreat with a large walk-in closet and a spa-like 5 piece ensuite with a relaxing tub, private shower and double vanity sinks, a convenient laundry room and an additional fantastic 4 piece bathroom. 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. Outside, you will find a double detached garage with additional driveway parking and your private backyard oasis that is beautifully manicured and fenced with a huge wooden deck/patio that is perfect for entertaining and summer BBQs. Perfectly located in the vibrant, master-planned community of Livingston, residents enjoy an abundance of parks, green spaces, and scenic walking pathways. Conveniently close to schools, shopping, dining, and the future Green Line LRT, this exceptional location also offers easy access to major roadways for a quick commute to Downtown Calgary and beyond. MUST VIEW! Book your private viewing today!