

560 Livingston Way NE
Calgary, Alberta

MLS # A2336809



\$999,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,722 sq.ft.	Age:	2026 (0 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

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

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: Basement: Electric stove, over the range microwave, stackable washer and dryer, refrigerator

**** Open House: Sunday, August 30th 12-2pm **** Welcome to this stunning, turn-key home in the growing community of Livingston, perfectly positioned on an impressive 41-foot, pie-shaped lot with the wider portion opening into the backyard. Thoughtfully designed with elevated finishes, functional living spaces and a legal basement suite, this home offers exceptional versatility for growing or multi-generational families. Step inside the welcoming foyer and immediately appreciate the spacious feel created by 9-foot ceilings, 8-foot doors and engineered hardwood flooring throughout the main level. Just off the entrance is a flexible office or bedroom, ideal for working from home, accommodating guests or creating a main-floor bedroom, with a convenient 3-piece bathroom nearby. At the heart of the home is a beautifully designed kitchen featuring a large centre island, under-cabinet lighting and practical pull-out garbage and recycling bins, with plenty of room for gathering and entertaining. A separate spice kitchen is equipped with a gas stove and connects to a pantry with built-in storage. From here, continue into the mudroom, where custom built-ins provide an organized drop zone for everyday life. The bright and inviting living room is filled with natural light and anchored by a sleek electric fireplace. The adjoining dining area provides plenty of space for family dinners and entertaining and offers direct access to the rear deck, extending your living space outdoors. Upstairs, 9-foot ceilings and upgraded carpeting continue the home's elevated feel. A spacious bonus room open to below creates an impressive second living area and a great place to relax. The primary retreat has been designed with comfort and convenience in mind. Highlights include a tray ceiling, panelled feature wall and a useful bedside light switch. The luxurious 5-piece ensuite features

heated flooring, dual vanities, a large soaker tub, separate shower and private water closet. From the ensuite, step directly into the generous walk-in closet complete with custom built in organizers. Three additional bedrooms provide plenty of room for the rest of the family, with two featuring their own walk-in closets. A full 4-piece bathroom and dedicated laundry room with sink complete the upper level. Downstairs, the legal basement suite with its own convenient side entrance adds incredible flexibility and income potential. The suite features its own kitchen and family room, two bedrooms—including one with a walk-in closet, a 4-piece bathroom and separate laundry room, creating a comfortable and functional secondary living space. Outside, the fully fenced backyard offers privacy and plenty of room to enjoy the outdoors. The oversized double garage is equipped with the capability for electric vehicle charging and is roughed-in for heat. Additional upgrades include rough-in for central air conditioning, Christmas light outlets, and rough-in camera wiring.