



## 6737 Livingstone Drive Calgary Alberta

\$1,525,000

Prime Location | Spent \$120K+ in Renovations with NEW ROOF, NEW WINDOWS, NEW FLOORING, NEW CARPET, FRESH PAINT, NEW FURNACE and WATER TANK. This fully renovated 5-bedroom home in Lakeview offers the perfect mix of modern upgrades and timeless character in one of Calgary's most desirable inner-city neighbourhoods. With over \$120K in renovations, this home is truly move-in ready. The south-facing front fills the space with natural light, highlighting the open and inviting layout. The main floor features a spacious living area and a flexible room ideal as a family room, office, or gym with direct access to the backyard. Upstairs, you'll find four comfortable bedrooms, while the finished basement offers a large entertainment area and a built-in workshop nook. An insulated double garage adds everyday convenience. Enjoy unbeatable access to Weaselhead Flats, Glenmore Reservoir, Earl Grey Golf Club, top-rated schools, and Mount Royal University--making this a rare opportunity to own a fully upgraded home in a prime location. (id:6769)

Primary Bedroom 13.42 Ft x 15.75 Ft  
 Bedroom 10.00 Ft x 15.33 Ft  
 Bedroom 9.17 Ft x 11.42 Ft  
 Bedroom 8.92 Ft x 11.08 Ft  
 5pc Bathroom 7.50 Ft x 11.50 Ft  
 3pc Bathroom 6.00 Ft x 7.17 Ft  
 2pc Bathroom 5.17 Ft x 6.33 Ft  
 Family room 14.92 Ft x 18.00 Ft  
 Recreational, Games room 7.92 Ft x 11.42 Ft  
 Bedroom 9.17 Ft x 10.83 Ft

Furnace 9.92 Ft x 11.33 Ft  
 Furnace 12.67 Ft x 14.25 Ft  
 Workshop 12.67 Ft x 14.33 Ft  
 Other 7.83 Ft x 11.25 Ft  
 Living room 13.33 Ft x 21.00 Ft  
 Kitchen 7.83 Ft x 13.67 Ft  
 Other 13.25 Ft x 19.67 Ft  
 Laundry room 3.08 Ft x 7.67 Ft  
 2pc Bathroom 4.33 Ft x 5.50 Ft

Listing Presented By:



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**RE/MAX**  
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