



179 Livingston Avenue Calgary Alberta

\$709,000

Welcome to one of the most impressive laned homes in the community--crafted by award-winning Morrison Homes and situated on an oversized lot. This exceptional property offers a rare combination of style, space, and income potential. The main and upper levels feature three spacious bedrooms, 2.5 bathrooms, and a bonus room--perfect for a home office, playroom, or second living area. The thoughtful floor plan is filled with high-end finishes, designer details, and an abundance of natural light throughout. Downstairs, you'll find a fully legal one-bedroom, one-bathroom basement suite with a private entrance--ideal for extended family, guests, or rental income. Out back, the oversized double detached garage provides ample space for vehicles, storage, or even a workshop setup. With its curb appeal, spacious layout, and premium lot, this home stands out as the nicest laned home in the neighborhood. Just steps to the Livingston Hub, a vibrant facility serving as the community hub with gymnasium, banquet hall, meeting rooms, community kitchen and more such as skating rinks, tennis courts, playground, splash park, amphitheatre, ping pong tables & gathering areas. This is your opportunity to own a truly turn-key home in a vibrant and growing community--don't miss it! (id:6769)

Primary Bedroom 13.42 Ft x 14.83 Ft
4pc Bathroom 9.08 Ft x 5.17 Ft
Bedroom 13.83 Ft x 10.00 Ft
Bedroom 10.08 Ft x 9.83 Ft
Bonus Room 13.08 Ft x 9.08 Ft
Laundry room 5.42 Ft x 6.42 Ft
4pc Bathroom 7.67 Ft x 5.08 Ft
4pc Bathroom 8.42 Ft x 4.92 Ft
Recreational, Games room 23.58 Ft x 10.08 Ft

Kitchen 15.00 Ft x 8.33 Ft
Bedroom 11.58 Ft x 10.75 Ft
Laundry room 6.42 Ft x 4.83 Ft
Living room 14.83 Ft x 15.75 Ft
Dining room 15.50 Ft x 9.75 Ft
Family room 13.00 Ft x 10.83 Ft
Kitchen 16.58 Ft x 8.67 Ft
2pc Bathroom 5.17 Ft x 4.92 Ft

Listing Presented By:



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