



## 308 Livingston View Calgary Alberta

\$649,900

Welcome to this charming Corner-lot, BRAND NEW residence, a haven where architectural elegance meets practical design. Nestled on a generous expanse of land, this property boasts a unique allure with its sprawling front porch that invites you to unwind and enjoy the neighborhood from a prime vantage point. Upon entering, the main floor unfolds into a spacious living area, bathed in natural light from the abundance of windows that adorn the home. The living area seamlessly transitions into a well-defined dining space. At the heart of the home, the kitchen awaits, positioned at the back for added privacy. Its modern design and premium finishes make it a delightful space for culinary enthusiasts. Completing the main floor is a convenient 2-piece bathroom. Ascend the staircase to discover a thoughtfully laid-out second floor, where three bedrooms await. Each room is generously proportioned and features large windows that flood the spaces with natural light. The primary bedroom, a luxurious retreat, comes complete with a 4-piece ensuite bathroom. The laundry room is strategically located on the second floor with a front load washer and dryer. The basement, though semi-finished, offers a versatile space that can be tailored to suit your needs. With a side entrance, the possibilities are endless - perhaps a home office, a recreational area, or even a guest suite. This home harmoniously combines functionality, style, and location, making it a perfect sanctuary for those seeking a blend of modern living and timeless charm. Don't miss this out as this is not going to last longer. (id:6769)

Kitchen 12.92 Ft x 15.50 Ft  
Living room 16.75 Ft x 12.67 Ft  
Dining room 15.08 Ft x 11.67 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 13.58 Ft x 11.92 Ft

Bedroom 10.17 Ft x 9.42 Ft  
Bedroom 14.00 Ft x 8.75 Ft  
4pc Bathroom 8.67 Ft x 8.50 Ft  
4pc Bathroom 8.67 Ft x 5.00 Ft  
Laundry room 6.58 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
PREP REALTY

<http://www.arunkaushal.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca