



## 416 Livingston View Calgary Alberta

\$749,900

Welcome to this meticulously cared-for 2018-built Cedarglen home in the desirable community of Livingston! With clear pride of ownership throughout, this home is move-in ready and packed with features your family will love! Upstairs offers 3 spacious bedrooms, 2 full bathrooms, and a sun-drenched family room (with pond views)! It is the perfect spot for relaxing and hanging out with the family... and showcasing your plant collection (they will absolutely thrive in the natural light here)! The primary suite upstairs features a double vanity with granite countertops, walk-in closet, and a separate shower and tub! (The upstairs bedrooms are also the perfect place to watch the northern lights at night - right from the comfort of your home!) The heart of the home is the open-concept kitchen and living space, complete with a massive kitchen island, granite counters, a huge pantry, and plenty of room to cook and entertain at the same time! Downstairs, the fully finished basement adds serious value with a cozy rec/movie room, fireplace, an additional full bathroom, and tons of storage -- ideal for growing families or hosting guests. During the warmer months - enjoy watching the kids play out in your luscious green yard, while you BBQ! Savor those outdoor morning coffees on the deck, or enjoy your family dinners out there! The possibilities are endless! Located just STEPS from the community pond, and a 5-minute walk to the Livingston Hub, you'll have year-round access to incredible amenities that every family member can enjoy - from the splash park and tennis courts to skating rinks and fitness classes. Imagine the kids playing while you stay active and connected in one of Calgary's most vibrant new communities. Looking to go a bit further than just the local pond and playground? The airport is easily located at just 12 minutes away, shopping at CrossIron Mills is only ever 10 m...

4pc Bathroom 5.50 Ft x 8.50 Ft

5pc Bathroom 8.67 Ft x 8.92 Ft

Bedroom 11.33 Ft x 9.25 Ft

Bedroom 9.25 Ft x 10.75 Ft

Family room 15.75 Ft x 20.92 Ft

Laundry room 5.58 Ft x 9.08 Ft

Other 21.58 Ft x 8.75 Ft

Recreational, Games room 21.58 Ft x 8.75 Ft

Furnace 15.92 Ft x 10.17 Ft

2pc Bathroom 7.75 Ft x 3.00 Ft

Dining room 13.58 Ft x 8.08 Ft

Kitchen 9.33 Ft x 20.33 Ft

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Listing Presented By:



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RE/MAX iRealty Innovations



**Real Estate Professionals Inc.**

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Primary Bedroom 13.17 Ft x 14.17 Ft

Other 13.67 Ft x 14.92 Ft

3pc Bathroom 4.92 Ft x 10.17 Ft