



672 Livingston Way Calgary Alberta

\$714,900

Stunning 4-Bedroom Home with Legal Basement Suite & Double-Detached Garage in Livingston! Perfect for both families and investors, this home combines style, functionality, and income potential. The main floor features a bright, open-concept living area with oversized windows, flooding the space with natural light -- ideal for relaxing or entertaining. The gourmet kitchen is a true showstopper, complete with upgraded stainless steel appliances, a built-in electric cooktop, Granite countertops, and modern finishes throughout. Upstairs, you'll find a versatile bonus room, perfect for family movie nights or a kids' play space. The luxurious primary suite includes an enormous walk-in closet, a private balcony with outstanding views, and a spa-inspired ensuite. The legal basement suite (separate entrance) comes with its own kitchen, bedroom, bathroom, and living area -- perfect for rental income or extended family. Located in the sought-after master-planned community of Livingston, residents enjoy access to the state-of-the-art Livingston Hub, featuring sports facilities, a community center, year-round events, scenic parks, walking paths, and proximity to schools, shopping, and transit. Featuring a double-car garage and a versatile layout, this home is built to adapt to your lifestyle -- opportunities like this don't come often! This is your chance to enjoy the best of both worlds -- live upstairs in comfort while generating income from the basement suite. Whether you're looking for an investment or your forever home, this property truly has it all. Don't miss out -- book your private showing today! (id:6769)

Primary Bedroom 4.05 M x 3.65 M

3pc Bathroom 1.51 M x 2.74 M

Laundry room 1.67 M x 2.52 M

Family room 4.00 M x 3.92 M

Bedroom 2.84 M x 3.52 M

Bedroom 2.83 M x 3.57 M

4pc Bathroom 1.49 M x 2.74 M

Other .00 M x .00 M

Bedroom 2.58 M x 3.61 M

4pc Bathroom 1.51 M x 2.42 M

Kitchen 1.82 M x 2.53 M

Office 1.95 M x 2.28 M

Living room 3.46 M x 7.02 M

Kitchen 1.98 M x 4.44 M

2pc Bathroom 1.55 M x 1.47 M

Pantry .00 M x .00 M

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Listing Presented By:



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Bedroom 2.61 M x 3.61 M

Family room 3.96 M x 3.19 M