



685 Livingston Way Calgary Alberta

\$629,900

Welcome to your dream home in Livingston, one of North Calgary's most sought-after communities! This stunning detached laned home offers 3 bedrooms, 2.5 bathrooms plus a fully legal 1-bedroom basement suite with its own private entrance, full bath, and in-suite laundry--perfect for extended family or rental income. Step through the northwest-facing main entrance and be greeted by a spacious, light-filled living room featuring a large picturesque window and an elegant electric fireplace--creating the perfect ambiance for cozy evenings and gatherings. The main floor continues into a sleek open-concept kitchen featuring upgraded cabinetry to the ceiling, built-in microwave, chimney-style hood fan, gas stove and a pantry--a perfect space for culinary creativity. Just off the kitchen, the dining area overlooks the beautifully landscaped backyard, ideal for entertaining. A convenient 2-piece powder room completes the main level. One of the highlights of this home is the sun-soaked south-facing backyard, which not only offers a bright and inviting outdoor space but also allows natural light to pour into the dining area--creating a warm and cheerful atmosphere year-round. Head upstairs via the upgraded staircase with elegant railings, and you'll find the primary bedroom on the right overlooking the backyard, complete with a 3-piece ensuite and walk-in closet. Two generously sized secondary bedrooms sit at the front of the home, each with their own closet and great natural light. A 4-piece main bathroom and upstairs laundry round out the upper level. The fully legal basement suite is a standout feature--perfect for generating extra income or hosting guests. It offers an open-concept living and kitchen area, one comfortable bedroom, a full bathroom, and separate laundry for added convenience. Outside, the landscaped and fenced south backyard features a lovely deck, perfect for sum...

Primary Bedroom 13.67 Ft x 12.67 Ft

Bedroom 13.50 Ft x 9.33 Ft

Bedroom 10.92 Ft x 9.25 Ft

Laundry room 8.83 Ft x 6.58 Ft

4pc Bathroom 9.17 Ft x 4.92 Ft

3pc Bathroom 8.83 Ft x 4.92 Ft

Kitchen 13.50 Ft x 7.17 Ft

4pc Bathroom 10.00 Ft x 7.08 Ft

Furnace 11.42 Ft x 8.58 Ft

Kitchen 15.92 Ft x 14.50 Ft

Living room 13.42 Ft x 13.00 Ft

Dining room 12.50 Ft x 9.33 Ft

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Listing Presented By:



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Recreational, Games room17.75 Ft x 14.08 Ft

Bedroom10.08 Ft x 10.00 Ft

Other10.67 Ft x 6.00 Ft

2pc Bathroom5.33 Ft x 5.08 Ft