



## 688 Livingston Way Calgary Alberta

\$675,000

DOUBLE GARAGE | AIR CONDITIONING | FINISHED BASEMENT | NEW SIDING Beautiful 4-Bedroom Home in Livingston with Finished Basement & Double Garage! Welcome to your dream home in the amazing community of Livingston, Calgary! This magazine-worthy home offers 2,216 sq. ft. of total living space, perfect for families, professionals, or anyone looking for a place that truly feels like home. Step inside and enjoy the bright, open-concept main floor, where the living room, dining area, and kitchen flow perfectly together. The white kitchen is a showstopper—complete with ceiling-height cabinets, quartz countertops, and stainless steel appliances. Whether you're cooking dinner, hosting friends, or helping with homework at the island, this space makes everyday moments special. Upstairs, you'll find comfortable bedrooms and bathrooms for the whole family. With 4 bedrooms and 4 bathrooms, there's room for everyone to have their own space. The finished basement adds even more space for movie nights, guests, or a home office. Enjoy sunny evenings in your west-facing backyard, or relax with peace of mind knowing the siding and shingles are brand new. You'll also stay cool all summer long with central air conditioning—a true luxury in those warm Calgary months. There's street parking in front and a double detached garage in the back, giving you all the parking and storage space you could ask for. Located in the vibrant and growing community of Livingston, you'll love everything this neighbourhood offers. There's a massive community centre with a gym, splash park, skating rink, and more. Plus, Livingston has beautiful parks, playgrounds, bike paths, and quick access to Stoney Trail and Deerfoot Trail—making commuting a breeze. Whether you're looking for style, comfort, or community, this home checks all the boxes. Move-in ready, full of natural light, and in one of Calgary's most exciting...

Laundry room 5.50 Ft x 3.83 Ft  
Primary Bedroom 12.00 Ft x 13.17 Ft  
Bedroom 9.42 Ft x 13.00 Ft  
Bedroom 9.58 Ft x 9.08 Ft  
Other 5.25 Ft x 4.50 Ft  
5pc Bathroom 9.83 Ft x 8.00 Ft

Bedroom 11.00 Ft x 10.25 Ft  
4pc Bathroom 4.92 Ft x 7.83 Ft  
Foyer 6.50 Ft x 5.00 Ft  
Kitchen 13.08 Ft x 12.50 Ft  
Pantry 5.58 Ft x 4.83 Ft  
Dining room 9.83 Ft x 12.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Broker

<http://www.welcomehomeyyca/>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

4pc Bathroom4.58 Ft x 8.17 Ft

Recreational, Games room21.92 Ft x 14.08 Ft

Furnace5.17 Ft x 26.00 Ft

Living room12.58 Ft x 14.50 Ft

Other5.58 Ft x 6.00 Ft

2pc Bathroom4.58 Ft x 5.17 Ft