



715 Livingston Way Calgary Alberta

\$649,900

Welcome to 715 Livingston Way NW - a beautifully designed and maintained 1,149 sq ft bungalow, a rare find in this community, offering over 2,260 sq ft of developed living space with 3 spacious bedrooms, 3.5 bathrooms, soaring ceilings, and a fully finished basement - all situated on a fully landscaped and fenced lot with a charming front porch, a large backyard deck, a sunny south-facing yard, and an oversized in ground heated double garage. This whole home is designed with family and function in mind, featuring a thoughtful layout, high-end finishes, and exceptional use of space. The main level is bright and inviting, with 10+ ft ceilings and stunning skylights that flood the home with natural light. The kitchen offers a gas stove, extensive cabinetry, and generous counter space - perfect for busy mornings or entertaining. The open-concept living and dining areas are warm and welcoming, while a spacious primary suite provides a private retreat complete with a 5-piece ensuite and walk-in closet. Main floor laundry adds everyday convenience. Downstairs, 9-ft ceilings create an airy feel in the massive rec room - ideal for family movie nights, a home gym, or games area. Two additional large bedrooms are located on this level, including one with its own 4-piece ensuite and another full 4-piece bath adjacent to the third bedroom - ideal for guests, teens, or multi-generational living. Enjoy sunny mornings on the covered front porch and summer evenings on the large back deck - perfect for BBQs and outdoor relaxation. The sunny south-facing yard is fully fenced and landscaped, ready for pets and play, while the oversized inground heated double garage offers secure, year-round parking and extra storage. Livingston is one of Calgary's fastest growing and most connected communities - known for its vibrant energy, family-focused amenities, and future-focused planning. Residents...

Bedroom 14.42 Ft x 10.92 Ft

4pc Bathroom 11.33 Ft x 4.92 Ft

Recreational, Games room 17.58 Ft x 16.17 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 12.42 Ft x 11.08 Ft

Furnace 16.08 Ft x 5.33 Ft

Living room 18.25 Ft x 12.83 Ft

Dining room 10.92 Ft x 10.17 Ft

Primary Bedroom 12.75 Ft x 12.17 Ft

5pc Bathroom 9.17 Ft x 8.42 Ft

Other 8.67 Ft x 6.08 Ft

2pc Bathroom 6.67 Ft x 2.75 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

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

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

Kitchen 12.17 Ft x 10.17 Ft

Laundry room 9.83 Ft x 5.83 Ft