



909 Livingston View Calgary Alberta

\$719,900

Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering 1748 SF above grade with a FULLY DEVELOPED, LEGAL SUITE, W/SEPARATE ENTRANCE, TWO BEDROOMS AND FULL KITCHEN. Nestled in the vibrant Northeast community of Livingston. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. The COHEN offers a sprawling 1748 square feet of thoughtfully designed living space, perfect for both families and entertaining. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable. The chef-quality kitchen stands as the heart of the home, equipped with ceiling-height cabinets, two banks of pot/pan drawers, and upgraded stainless steel appliances, including chimney fan, and built-in microwave. The expansive engineered stone countertops, a large island with seating, and a convenient pantry make it a dream kitchen for those who love to cook and entertain. The main floor also features versatile luxury vinyl plank flooring. On the main floor you'll also find a FLEX ROOM that can be used as a home office, guest bedroom or playroom. and half bath for convenience.. Ascend to the second level where leisure meets luxury in the large central bonus room featuring vaulted ceilings & pot lighting – ideal for movie nights and family gatherings. The primary bedroom is a true retreat, boasting a walk-in closet and a spa-like ensuite with stone vanity tops. Additionally, two more generously sized bedrooms provide ample space and easy access to the main bathroom. The convenience continues with a laundry room (w/folding counter), strategically located on the ...

Primary Bedroom 14.42 Ft x 11.33 Ft

3pc Bathroom 10.75 Ft x 5.17 Ft

Bedroom 14.33 Ft x 8.08 Ft

Bedroom 10.92 Ft x 8.50 Ft

4pc Bathroom 8.00 Ft x 4.83 Ft

Kitchen 15.25 Ft x 12.33 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Furnace 13.58 Ft x 6.42 Ft

Living room 14.17 Ft x 13.42 Ft

Kitchen 13.75 Ft x 8.00 Ft

Dining room 13.00 Ft x 9.58 Ft

Office 10.75 Ft x 8.58 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

Bedroom	13.67 Ft x 8.92 Ft	2pc Bathroom	4.67 Ft x 4.92 Ft
4pc Bathroom	7.83 Ft x 4.92 Ft	Foyer	5.42 Ft x 4.75 Ft
Bedroom	11.00 Ft x 10.08 Ft	Family room	11.67 Ft x 10.92 Ft