



1464 Livingston Way Calgary Alberta

\$908,000

Pond & Green Space Views | Fully Developed Walkout Basement| 5 bedrooms plus a den| 4 full bathrooms| Nestled in a highly coveted location and backing onto a tranquil pond and protected green space, this Cedarglen-crafted luxury residence offers refined living with exceptional privacy and breathtaking natural views. Featuring 5 bedrooms plus a den, 4 full bathrooms, and over 2,300 sq. ft. of beautifully finished living space, this home presents a rare opportunity to enjoy both elegance and nature. Designed with sophistication in mind, the home boasts 9-foot ceilings on both the main level and basement, creating a bright and expansive atmosphere throughout. The main floor showcases a seamless open-concept layout with engineered hardwood flooring, a full 3-piece bathroom, and a versatile flex room, ideal for a home office or elegant sitting area. At the heart of the home is a custom, chef-inspired kitchen designed specifically for this residence. Highlights include an oversized statement island, premium stainless steel appliances, an upgraded FOTILE range hood, and abundant custom cabinetry--perfect for both everyday living and entertaining. The sun-filled dining area is enhanced by an expansive window offering uninterrupted views of the surrounding natural landscape. The living room exudes contemporary elegance with a sleek electric fireplace, creating a warm and inviting space to gather and relax. The upper level is anchored by a spacious primary retreat, complete with a fully upgraded spa-inspired ensuite and walk-in closet. Two additional generously sized bedrooms--each with walk-in closets--a well-appointed full bathroom, and a stylish bonus room provide exceptional comfort and functionality for modern family living. A large, conveniently located laundry room equipped with high-end LG washer and dryer completes the upper floor. The fully developed walkout basement f...

Kitchen 10.67 Ft x 10.00 Ft
 Bedroom 11.25 Ft x 8.00 Ft
 Bedroom 11.42 Ft x 8.33 Ft
 4pc Bathroom 7.67 Ft x 5.00 Ft
 Living room 15.58 Ft x 14.25 Ft
 Kitchen 13.00 Ft x 11.25 Ft

Den 9.83 Ft x 9.25 Ft
 3pc Bathroom 7.00 Ft x 6.33 Ft
 Primary Bedroom 15.58 Ft x 14.00 Ft
 Bedroom 11.67 Ft x 11.00 Ft
 Bedroom 13.42 Ft x 11.00 Ft
 4pc Bathroom 10.00 Ft x 9.00 Ft

Listing Presented By:



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Dining room 11.58 Ft x 10.17 Ft

5pc Bathroom 10.58 Ft x 10.50 Ft