

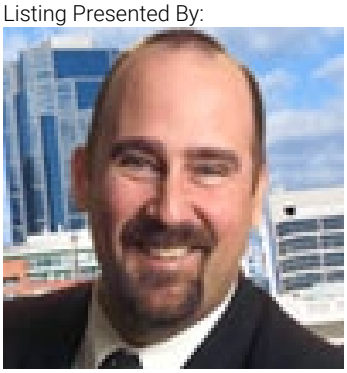
156 Livingston Common Calgary Alberta

$420,000

Welcome to 156 Livingston Common NE, where modern elegance blends seamlessly with everyday functionality in North Calgary's premier master-planned community of Livingston.Step inside to a bright, OPEN-CONCEPT main level designed for effortless entertaining and everyday comfort. The spacious living room and dining area flow seamlessly into a contemporary kitchen, which shines with sleek CEILING HEIGHT CABINETS and premium QUARTS COUNTER TOP that beautifully carry throughout the home. Just off the kitchen and PANTRY, you'll find a dedicated main floor OFFICE SPACE perfect for working from home. A convenient powder room completes the main floor, while CENTRAL AIR CONDITIONING ensures you stay cool and comfortable all summer long.Upstairs, discover THREE BEDROOMS and TWO FULL BATHROOMS, highlighted by a relaxing primary retreat featuring a UPGRADED fully tiled custom shower complete with a floor-to-ceiling surround and built-in bench, alongside a second full bath to serve the remaining bedrooms. Downstairs, the BUILDER DEVELOPED BASEMENT offers exceptional practicality, providing the perfect versatile space to set up a dedicated home gym, alongside tons of storage room to keep seasonal gear and daily essentials neatly tucked away.Parking and security are a breeze, as this home features a dedicated TWO CAR GARAGE to keep your vehicles protected year-round.Situated in a pristine location, Livingston provides an active, family-focused lifestyle centered around incredible amenities. You are mere moments from the exclusive community HOA (Livingston Hub) and local parks. Commuting, daily errands, and travel are effortless thanks to quick, direct connections to Stoney Trail and incredibly easy access to the YYC International Airport. (id:6769)

3pc Bathroom 4.92 Ft x 9.50 Ft
4pc Bathroom 4.92 Ft x 7.92 Ft
Bedroom 8.42 Ft x 15.67 Ft
Bedroom 8.33 Ft x 11.83 Ft
Primary Bedroom 13.75 Ft x 11.42 Ft
Laundry room 17.17 Ft x 5.08 Ft
2pc Bathroom 4.83 Ft x 5.08 Ft
Dining room 13.75 Ft x 8.25 Ft
Kitchen 17.08 Ft x 13.58 Ft
Living room 13.75 Ft x 12.08 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca