



# 441 Livingston Hill Calgary Alberta

\$925,000

Step into this lovely home with a detached double car garage, sitting on a spacious Conventional LOT. With over 3300 sqft of living space, it's perfect for families or those who love to entertain. As you enter, you'll be welcomed by a roomy foyer, providing a warm and inviting atmosphere. The main floor boasts a convenient bedroom, complete with its own full bathroom, offering flexibility for guests or perhaps as a home office. The kitchen is truly the heart of the home, featuring a large island that's perfect for meal prep or casual dining. It's been upgraded with top-of-the-line appliances, stylish quartz countertops, and a generously sized pantry for all your storage needs. Adjacent to the kitchen is a spacious dining area, bathed in natural light from the backyard-facing windows. And for those cozy evenings, there's a living room complete with a fireplace, creating the perfect ambiance for relaxation and gatherings. Upstairs, you'll find even more to love. A versatile loft area offers additional space for movie nights, game days, or simply unwinding with a good book. The primary bedroom is a true retreat, boasting its own ensuite bathroom with a luxurious tub, a standing shower, and a sizable walk-in closet. Two more bedrooms, along with another full bathroom and a convenient laundry room, complete the second floor layout. But the surprises don't end there! Venture downstairs to discover a fully finished illegal basement suite, complete with two additional bedrooms, a second kitchen, and a spacious rec room. With its separate entrance, this space offers endless possibilities - whether it's additional living quarters for extended family, a rental opportunity for extra income, or simply a fantastic area for entertaining. Located in a desirable neighborhood, this home is surrounded by greenery and boasts a park just steps away. Plus, you'll enjoy easy access to a host...

3pc Bathroom 9.58 Ft x 8.25 Ft

5pc Bathroom 11.58 Ft x 11.00 Ft

Bedroom 14.00 Ft x 13.42 Ft

Bedroom 11.17 Ft x 10.42 Ft

Laundry room 9.58 Ft x 5.92 Ft

Loft 18.25 Ft x 14.08 Ft

Bedroom 11.58 Ft x 11.58 Ft

Kitchen 8.92 Ft x 7.58 Ft

Recreational, Games room 16.08 Ft x 14.75 Ft

Furnace 14.42 Ft x 11.67 Ft

3pc Bathroom 9.58 Ft x 5.25 Ft

Bedroom 10.92 Ft x 10.92 Ft

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

Listing Presented By:



Originally Listed by:  
Sutton Landmark Realty

<https://jayhingerjhinger.sutton.com/>

### RE/MAX Realty Professionals

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

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

Primary Bedroom 13.00 Ft x 15.67 Ft

Other 11.58 Ft x 4.25 Ft

4pc Bathroom 8.42 Ft x 6.67 Ft

Bedroom 13.08 Ft x 10.67 Ft

Dining room 11.92 Ft x 7.58 Ft

Foyer 13.58 Ft x 6.92 Ft

Kitchen 17.92 Ft x 9.42 Ft