



58 Livingston Gate Calgary Alberta

\$585,888

Welcome Home. Nestled in the prestigious community of Livingston, this stunning residence offers everything you need and more. This exceptional street townhouse perfectly blends comfort, convenience, and value, all with the added benefit of NO CONDO FEES. Inside, you'll be greeted by a bright and spacious living room with a beautiful gas fireplace, creating a cozy and inviting atmosphere. The kitchen is a chef's dream, showcasing upgraded stainless steel appliances, including a premium stove and fridge. The adjacent dining area is generously sized, perfect for hosting larger gatherings, while the back entry adds extra convenience. The main floor is completed with a 2-piece bath. Upstairs, the expansive Primary Bedroom is filled with natural light and includes a walk-in closet, a luxurious ensuite with an oversized shower and generous counter space. Two additional well-sized bedrooms provide ample room for family or guests. For added convenience, the laundry room is located on this level, alongside a 4-piece bath. The professionally finished basement is an entertainer's dream. It features a spacious family room with a bar area, a large 3-piece bath, and a versatile den and games area that can easily be transformed into an additional bedroom. Upgraded carpet and underlay add extra comfort throughout the lower level. The exterior of this home is designed for effortless outdoor living, featuring a spacious, low-maintenance deck that's perfect for both relaxation and entertaining. Enjoy seamless gatherings with a gas line connected to both the barbecue and the gazebo, ideal for creating a cozy ambiance with a firepit. Plus, parking is never a concern with the generous double garage, offering plenty of space for vehicles and additional storage. Living in the vibrant community of Livingston means you'll enjoy a wealth of amenities, including parks, schools, shopping, tran...

- Laundry room 6.75 Ft x 5.25 Ft
- Primary Bedroom 12.92 Ft x 11.00 Ft
- Bedroom 9.50 Ft x 9.42 Ft
- Bedroom 9.92 Ft x 9.92 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- 3pc Bathroom .00 Ft x .00 Ft

- Recreational, Games room 9.92 Ft x 6.08 Ft
- Furnace 7.75 Ft x 7.25 Ft
- 3pc Bathroom .00 Ft x .00 Ft
- Kitchen 10.83 Ft x 9.50 Ft
- Dining room 13.33 Ft x 11.08 Ft
- Living room 16.42 Ft x 12.83 Ft

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

Listing Presented By:



Originally Listed by:
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Family room 18.08 Ft x 10.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Den 9.67 Ft x 9.08 Ft