



78 Livingston Gate Calgary Alberta

\$604,900

Exceptional value in Livingston. This beautifully maintained corner-lot 2-storey home offers over 2,200 sq. ft. of developed living space with 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a 20x22 fully insulated double detached garage. Thoughtfully designed and showing clear pride of ownership throughout, this home offers the space and functionality many buyers look for in a detached property--without the condo fees. The main floor features a bright open-concept layout with a spacious living room and dining area that flow seamlessly into a well-designed galley kitchen complete with quartz countertops, top-end stainless steel appliances, a pantry, and extensive cabinetry including four oversized pot drawers. Multiple entry closets at both the front and rear doors provide excellent everyday storage. Upstairs you'll find a large primary bedroom with a walk-in closet and private 3-piece ensuite, along with two additional well-sized bedrooms, a full 4-piece bathroom, and the added convenience of stacked upper-floor laundry with storage. The fully finished basement expands your living space with a large family room, fourth bedroom, and another full 4-piece bathroom--perfect for guests, a home office, or growing families. The mechanical area offers additional storage and includes a 50L electric water heater, furnace, Beam Vacuflo central vacuum system, and HRV air recirculation system. Outside, enjoy a fully fenced yard with beautifully manicured lawns in both the front and back, a 9x9 deck, four shrub gardens, and two vegetable gardens. The property also includes a 6x8 matching garden shed that could easily be converted into a playhouse. Recent updates and features include new 30-year warranty shingles (2025), brand new siding (2025), furnace and vent servicing (2025), LED lighting throughout, low-flush Kohler toilets, 9-ft ceilings, and R50 attic insulation. The ...

4pc Bathroom 8.83 Ft x 4.92 Ft

Bedroom 9.83 Ft x 10.50 Ft

Recreational, Games room 14.75 Ft x 16.00 Ft

Furnace 8.42 Ft x 18.25 Ft

2pc Bathroom 5.33 Ft x 5.08 Ft

Dining room 13.42 Ft x 8.75 Ft

Living room 13.00 Ft x 16.67 Ft

3pc Bathroom 9.42 Ft x 5.00 Ft

4pc Bathroom 9.58 Ft x 6.33 Ft

Bedroom 9.67 Ft x 12.58 Ft

Bedroom 9.00 Ft x 10.17 Ft

Primary Bedroom 13.00 Ft x 13.08 Ft

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Listing Presented By:



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Kitchen 12.58 Ft x 10.50 Ft

Other 5.83 Ft x 8.67 Ft