



905 Livingston View Calgary Alberta

\$624,900

Introducing the COHEN: an amazing, BRAND NEW attached home by EXCEL HOMES offering 1733 SF above grade of upgraded luxury! Nestled in the vibrant Northeast community of Livingston. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. The COHEN offers a sprawling 1733 square feet of thoughtfully designed living space, perfect for both families and entertaining. The open floor plan, complemented by neutral designer tones, creates a welcoming atmosphere that is both elegant and comfortable. The chef-quality kitchen stands as the heart of the home, equipped with ceiling-height cabinets, pot/pan drawers, and upgraded stainless steel appliances, including chimney fan and built-in microwave. The expansive engineered stone countertops, a large island with seating, and a convenient pantry make it a dream kitchen for those who love to cook and entertain. The main floor also features versatile luxury vinyl plank flooring. Uniquely ON THE MAIN FLOOR, you'll find a BEDROOM & FULL 4 PCE BATHROOM. Ascend to the second level where leisure meets luxury in the large central bonus room -- ideal for movie nights and family gatherings. The primary bedroom is a true retreat, boasting a walk-in closet and a spa-like ensuite with stone vanity tops. Additionally, two more generously sized bedrooms provide ample space and easy access to the main bathroom. The convenience continues with a laundry room (w/folding counter), strategically located on the same floor. The possibilities extend into the undeveloped basement that has separate SEPARATE SIDE ENTRY & ROUGH IN'S FOR 2 BEDROOM LEGAL SUITE (with city permits & approvals)... the utilities...

Primary Bedroom 13.42 Ft x 11.33 Ft

Bedroom 14.33 Ft x 8.08 Ft

Bedroom 10.92 Ft x 8.42 Ft

Bonus Room 11.67 Ft x 10.00 Ft

4pc Bathroom 4.83 Ft x 8.00 Ft

3pc Bathroom 10.83 Ft x 5.08 Ft

Laundry room 6.75 Ft x 4.92 Ft

Living room 14.17 Ft x 13.42 Ft

Kitchen 13.08 Ft x 13.83 Ft

Dining room 13.00 Ft x 9.33 Ft

Bedroom 10.75 Ft x 8.00 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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