



# 991 Livingston Way Calgary Alberta

\$564,900

Tremendous value in this stylish, move in ready home. Situated in the rapidly growing community of Livingston, this turnkey home is complete with full landscaping, fully fenced yard, large rear deck plus a double detached garage. Attractive curb appeal. Bright and modern open floor plan. Tiled front entry. Wide plank laminate floors throughout. Spacious front living room. The gorgeous kitchen is the centerpiece of this home. Highlighted by full height cabinetry with bonus walk-in pantry, quartz countertops, classic white subway tile backsplash plus a large eat up island. The stainless-steel appliance package includes a chimney style hood fan and side by side ice and water fridge. The adjacent dining area features a chic Edison bulb chandelier. The privately located powder bath rounds out the main level. 3 bedrooms plus a bonus central family room up. The large primary bedroom is complete with a walk-in closet. Enjoy the privacy of your master ensuite boasting a tub/shower combo, quartz countertop and classic white subway tile backsplash. Convenient second floor laundry room. The two additional bedrooms share the main bath with matching finishes. The lower level is a blank slate for future development and provides you with excellent storage options. The sunny south rear yard and deck are ideal for the summer months. The double garage is already completed for you. This master planned community offers an abundance of excellent amenities. The Livingston Hub offers use of the gymnasium, indoor basketball courts, outdoor skating rink, splash park, skate park, tennis courts. Head to the Farmers Market in the summer months or enjoy over 250 acres of open space, parks, playgrounds and off-leash dog park. Quick and easy access to Stoney and Deerfoot trails. Only 15 minutes to the airport. Nothing to do but move in and enjoy! (id:6769)

Kitchen 13.67 Ft x 9.00 Ft  
Dining room 13.17 Ft x 8.00 Ft  
Living room 14.83 Ft x 13.00 Ft  
2pc Bathroom 5.50 Ft x 5.00 Ft  
Laundry room 6.00 Ft x 6.00 Ft  
Family room 13.00 Ft x 11.67 Ft

Primary Bedroom 12.83 Ft x 11.67 Ft  
Bedroom 12.00 Ft x 8.17 Ft  
Bedroom 9.00 Ft x 8.50 Ft  
4pc Bathroom 8.83 Ft x 5.00 Ft  
3pc Bathroom 8.00 Ft x 5.00 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

**RE/MAX Realty Professionals**

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

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