

**672 Livingston Way NE**  
**Calgary, Alberta**
**MLS # A2251005**

**\$714,900**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                       |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | 2 Storey                         |               |                  |
| <b>Size:</b>     | 1,730 sq.ft.                     | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached           |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                        |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard |               |                  |

|                    |                                                       |                   |     |
|--------------------|-------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, See Remarks, Suite | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                       | <b>Utilities:</b> | -   |

**Features:** Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)

**Inclusions:** n.a

Stunning 4-Bedroom Home with Legal Basement Suite & Double-Detached Garage in Livingston! Perfect for both families and investors, this home combines style, functionality, and income potential. The main floor features a bright, open-concept living area with oversized windows, flooding the space with natural light &mdash; ideal for relaxing or entertaining. The gourmet kitchen is a true showstopper, complete with upgraded stainless steel appliances, a built-in electric cooktop, Granite countertops, and modern finishes throughout. Upstairs, you’ll find a versatile bonus room, perfect for family movie nights or a kids’ play space. The luxurious primary suite includes an enormous walk-in closet, a private balcony with outstanding views, and a spa-inspired ensuite. The legal basement suite (separate entrance) comes with its own kitchen, bedroom, bathroom, and living area &mdash; perfect for rental income or extended family. Located in the sought-after master-planned community of Livingston, residents enjoy access to the state-of-the-art Livingston Hub, featuring sports facilities, a community center, year-round events, scenic parks, walking paths, and proximity to schools, shopping, and transit. Featuring a double-car garage and a versatile layout, this home is built to adapt to your lifestyle &mdash; opportunities like this don’t come often! This is your chance to enjoy the best of both worlds &mdash; live upstairs in comfort while generating income from the basement suite. Whether you’re looking for an investment or your forever home, this property truly has it all. Don’t miss out &mdash; book your private showing today!