

720 Livingston Hill NE  
Calgary, Alberta

MLS # A2256422

\$599,900

|           |                                                             |        |                  |
|-----------|-------------------------------------------------------------|--------|------------------|
| Division: | Livingston                                                  |        |                  |
| Type:     | Residential/Duplex                                          |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                             |        |                  |
| Size:     | 1,646 sq.ft.                                                | Age:   | 2018 (7 yrs old) |
| Beds:     | 4                                                           | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached                                      |        |                  |
| Lot Size: | 0.06 Acre                                                   |        |                  |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape |        |                  |

|             |                                                            |            |      |
|-------------|------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                    | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Laminate                             | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                            | Condo Fee: | -    |
| Basement:   | Finished, Full                                             | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                                   | Zoning:    | R-Gm |
| Foundation: | Poured Concrete                                            | Utilities: | -    |
| Features:   | Open Floorplan, Pantry, Quartz Counters, Separate Entrance |            |      |

Inclusions: none

Elegant Semi-Detached Home in the sought-after vibrant community of Livingston! &ndash; one of Calgary's Thriving North Central Community! Welcome to this beautifully designed 3+1 BED, 3.5 BATH home, Fully finished basement with a SEPARATE entrance, landscaped yard and a double detached garage. MOVE-IN Ready like new condition! This home is perfect for growing families! Offering modern finishes, functional living spaces, and investment potential. Key Features: Spacious & Open-Concept Living &ndash; Bright and airy layout with stylish finishes throughout. Kitchen &ndash; Featuring sleek quartz countertops, stainless steel appliances, and a spacious island for entertaining. Primary Suite Retreat &ndash; Generous in size with a walk-in closet and private ensuite. Upstairs offers three Bedrooms + bonus room &ndash; Perfect for growing families or home office needs. Fully Finished Basement with Separate Entrance &ndash; Includes an additional bedroom, a den that can be added in the huge family room or a space that can be used as an office, play room or a guest room; a full bath, ideal for extended family or rental opportunities. Great community! Livingston is a thriving, master-planned community with green spaces, parks, and pathways. ?Close to schools, shopping, dining, and the future Green Line LRT. Easy access to major roadways, ensuring a quick commute to downtown and beyond. Don't miss this fantastic opportunity! Schedule a viewing today!