



## 685 Livingston Way NE, Calgary, Alberta - \$629,900



Main Photo

### Property Description

Welcome to your dream home in Livingston, one of North Calgary's most sought-after communities!

This stunning detached laned home offers 3 bedrooms, 2.5 bathrooms plus a fully legal 1-bedroom basement suite with its own private entrance, full bath, and in-suite laundry—perfect for extended family or rental income.

Step through the northwest-facing main entrance and be greeted by a spacious, light-filled living room featuring a large picturesque window and an elegant electric fireplace—creating the perfect ambiance for cozy evenings and gatherings. The main floor continues into a sleek open-concept kitchen featuring upgraded cabinetry to the ceiling, built-in microwave, chimney-style hood fan, gas stove and a pantry—a perfect space for culinary creativity. Just off the kitchen, the dining area overlooks the beautifully

landscaped backyard, ideal for entertaining. A convenient 2-piece powder room completes the main level.

One of the highlights of this home is the sun-soaked south-facing backyard, which not only offers a bright and inviting outdoor space but also allows natural light to pour into the dining area—creating a warm and cheerful atmosphere year-round.

Head upstairs via the upgraded staircase with elegant railings, and you'll find the primary bedroom on the right overlooking the backyard, complete with a 3-piece ensuite and walk-in closet. Two generously sized secondary bedrooms sit at the front of the home, each with their own closet and great natural light. A 4-piece main bathroom and upstairs laundry round out the upper level.

The fully legal basement suite is a standout feature—perfect for generating extra income or hosting guests. It offers an open-concept living and kitchen area, one comfortable bedroom, a full bathroom, and separate laundry for added convenience.

Outside, the landscaped and fenced south backyard features a lovely deck, perfect for summer BBQs and gatherings. A 2-car parking pad at the back completes this exceptional property.

Whether you're a first-time buyer, growing family, or savvy investor, this home checks all the boxes for comfort, style, and affordability.

Don't miss out—call your favourite REALTOR® today to book a private showing!

## REALTOR Referral

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