

**58 Livingston Gate NE
 Calgary, Alberta**

MLS # A2182751



\$585,888

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,453 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: tv mounts (x3), shed, gazebo

Welcome Home. Nestled in the prestigious community of Livingston, this stunning residence offers everything you need and more. This exceptional street townhouse perfectly blends comfort, convenience, and value, all with the added benefit of NO CONDO FEES. Inside, you'll be greeted by a bright and spacious living room with a beautiful gas fireplace, creating a cozy and inviting atmosphere. The kitchen is a chef's dream, showcasing upgraded stainless steel appliances, including a premium stove and fridge. The adjacent dining area is generously sized, perfect for hosting larger gatherings, while the back entry adds extra convenience. The main floor is completed with a 2-piece bath. Upstairs, the expansive Primary Bedroom is filled with natural light and includes a walk-in closet, a luxurious ensuite with an oversized shower and generous counter space. Two additional well-sized bedrooms provide ample room for family or guests. For added convenience, the laundry room is located on this level, alongside a 4-piece bath. The professionally finished basement is an entertainer's dream. It features a spacious family room with a bar area, a large 3-piece bath, and a versatile den and games area that can easily be transformed into an additional bedroom. Upgraded carpet and underlay add extra comfort throughout the lower level. The exterior of this home is designed for effortless outdoor living, featuring a spacious, low-maintenance deck that's perfect for both relaxation and entertaining. Enjoy seamless gatherings with a gas line connected to both the barbecue and the gazebo, ideal for creating a cozy ambiance with a firepit. Plus, parking is never a concern with the generous double garage, offering plenty of space for vehicles and additional storage. Living in the vibrant community of Livingston means you'll enjoy a wealth of amenities, including parks, schools,

shopping, tranquil ponds and wetlands, an off-leash park, open spaces, a cycle pump track, and a state-of-the-art community hub. With easy access to Stoney Trail, just 30 minutes to downtown, and only 10 minutes to the airport, the location is unbeatable. This home is a true gem—don't miss out on the opportunity to make it yours. Schedule your showing today!