# \$579,888 - 784 Livingston Hill Ne, Calgary

MLS® #A2262591

### \$579,888

2 Bedroom, 3.00 Bathroom, 1,563 sqft Residential on 0.06 Acres

Livingston, Calgary, Alberta

\*\*\*OPEN HOUSE SAT, OCT 11 @ 1-4PM\*\*\* SHOWHOME CONDITION W/ DETACHED DBL GARAGE - FRONTS ONTO POND IN BEAUTIFUL LIVINGSTON! Your new home awaits across the street from PICTURESQUE Livingston View Pond and steps from the community's most scenic walking paths, fountains, and the renowned Livingston Hub. Designed with both functionality and modern creature comforts in mind, this home delivers everything you need including a WFH office nook, versatile upstairs bonus room, landscaped backyard, A/C for hot summer days and even comes equipped with a HEPA air filter. Inside, the main floor features a bright living area filled with natural light from oversized West-facing windows, flowing seamlessly into the dining space and a contemporary kitchen. Custom wood panelling throughout the main floor elevates the interior home design. The peninsula kitchen has Quartz countertops with tons of space to prep meals and entertain, warm brown shaker-style cabinetry, stainless steel appliances, herringbone backsplash, and pendant lighting. A convenient built-in desk nook on the main floor creates the perfect spot to WFH or study. The back door off of the kitchen opens onto a fully fenced backyard featuring a spacious and LOW MAINTENANCE composite deck â€" perfect for morning coffee, family BBQs, or relaxing evenings outdoors! PLUS: An insulated and heated detached double garage means no more cleaning snow off the cars.







Back inside, a 2pc powder room for guests completes the main floor. Upstairs, a flexible bonus room provides extra living space ideal for family movie nights or a cozy reading area. The primary suite serves as a peaceful retreat with large windows overlooking the pond, a walk-in closet, and a stylish ensuite with dual sinks and an upgraded walk-in shower. An additional bedroom and another full 4-piece ensuite bath complete this double-master layout, while a conveniently-placed laundry finishes off the upper level. The unfinished basement offers endless potential â€" easily convertible into additional living area, adding to this property's long-term value and versatility. Located directly across from the Livingston View Pond and its scenic walking paths, this home lets you enjoy nature right from your front door â€" whether it's peaceful morning walks along the water, watching the fountains in summer, or spotting ducks and songbirds through the seasons. Follow the pond pathways & you'll reach the Livingston Hub, a 35,000 sq. ft. community centre exclusive for Livingston Residents, featuring skating rinks, tennis and basketball courts, a splash park, gymnasium, playground, and year-round programs for residents, including fitness classes, summer camps and more. Easy access to the rest of the city is available through several major roadways which include Stoney Trail, Harvest Hills Blvd, and Deerfoot Trail. Jumping in the car: Downtown is a 24 min drive (26.3KM), Airport is a 14 min drive (15.3KM), & Banff is a 1 hr 21 min drive (132KM).

Built in 2020

#### **Essential Information**

MLS® # A2262591

Price \$579,888

Bedrooms 2

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,563 Acres 0.06

Year Built 2020

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 784 Livingston Hill Ne

Subdivision Livingston

City Calgary
County Calgary
Province Alberta
Postal Code T3P 1K4

#### **Amenities**

Amenities Clubhouse, Dog Run, Fitness Center, Party Room, Picnic Area,

Playground, Racquet Courts, Recreation Facilities, Recreation Room

Parking Spaces 3

Parking Double Garage Detached, Heated Garage, Insulated

# of Garages 2

#### Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open

Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features Dog Run, Private Yard

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Close to

Clubhouse, Creek/River/Stream/Pond, Lawn, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 9th, 2025

Days on Market 9

Zoning R-Gm

HOA Fees 473

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX First

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