

# \$688,888 - 850 Livingston View Ne, Calgary

MLS® #A2212541

**\$688,888**

4 Bedroom, 4.00 Bathroom, 1,952 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

An incredible opportunity to own a brand new home in the desirable new community of Livingston with immediate possession! This home is situated on a bright and sunny lot with a south-facing front yard - allowing natural light to pour through the main level all day long. Featuring 4 bedrooms, 3.5 bathrooms and two living spaces + an undeveloped basement with a private side entrance, this property is perfect for investors, a multi-generational living or those that want a large family home with space to grow! Built by Brookfield Residential, the Oxford model is a stunning home boasting nearly 2,000 square ft. of living space. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan and built-in oven + microwave. The main floor features a large great room with plenty of natural light and a main floor bedroom with its own full en suite! A Luxurious and resilient LVP and tile flooring flow throughout the main level, making it perfect for those with children and pets. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite and a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement has direct access via a side entrance and is undeveloped - awaiting your design touches! This home is



brand new and comes with builder warranty + Alberta New Home Warranty! The Oxford really does offer it all - 4 bedrooms with one being on the main level, 3.5 bathrooms, 2 living areas + a private backyard and double parking pad \*Please note: Photos are from a show home model for representation purposes and are not an exact representation of the property for sale.

Built in 2025

**Essential Information**

MLS® #	A2212541
Price	\$688,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,952
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	850 Livingston View Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2K7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Master Downstairs, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard, BBQ gas line
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	108
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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