

**6725 Livingstone Drive SW**  
**Calgary, Alberta**

**MLS # A2286743**



**\$1,999,999**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,481 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, C		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Light Fixtures		

\*\*\*OPEN HOUSE Sunday March 15 from 2PM -4PM\*\*\*NEW LISTING IN LAKEVIEW VILLAGE. Welcome to this fully reimagined luxury home in sought-after Lakeview Village. Renovated to the studs and move-in ready, this open-concept masterpiece showcases exceptional craftsmanship throughout. Striking curb appeal features interlocking stone walkways and elegant front stonework. Inside, enjoy new triple pane windows, vaulted ceilings with shiplap detailing, a statement modern fireplace, and bright south-facing windows. The chef’s kitchen boasts a massive island, twin farmhouse sink, full luxury stainless steel appliances and custom cabinetry with dovetail pull-outs. Quality upgrades include spray foam insulation throughout the entire house, engineered trusses, hot water on demand, new electrical and plumbing, and individual water lines with shut offs. Offering 5 bedrooms across four levels and 3.5 baths, including a fully developed basement. The gorgeous sunroom leads to a large, fenced yard with an outdoor firepit area. The fully professionally landscaped yard backs onto greenspace and an off-leash park. Oversized finished double garage and driveway parking for six. Walk to top schools, pathways, shops, and enjoy a 12-minute commute to downtown Calgary.