564 Livingston Way

Calgary | Active | MLS® A2345905

$999,900









Bedrooms	Bathrooms	Year Built	Living area
7	**5**	**2026**	**2,769 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this thoughtfully designed Livingston home offering over 3,800 sq. ft. of total living space, featuring an impressive seven bedrooms, including two luxurious primary bedroom suites. Elevated finishes, thoughtfully designed living spaces and a fully legal basement suite create an exceptional blend of style, comfort and versatility for growing or multi-generational families. Just off the foyer, a flexible room can be used as a home office, guest room or main-floor bedroom, with a convenient 3-piece bathroom nearby. The main level features both a living room and family room, providing plenty of space to relax and entertain. The beautifully appointed kitchen is centred around a large quartz island with under-cabinet lighting and convenient pull-out garbage and recycling bins. A separate spice kitchen with a gas stove, along with a pantry featuring custom built-ins, adds both functionality and storage. The bright living room is filled with natural light and anchored by an electric fireplace, while the adjoining dining area offers ample space for family meals and entertaining, with direct access to the rear deck. Upstairs, the carpeted upper level features a spacious bonus room and four bedrooms. The primary retreat showcases a tray ceiling, panelled feature wall and convenient bedside light switch. The luxurious 5-piece ensuite offers heated flooring, dual vanities, a large soaker tub, separate shower and private water closet. Also off the bedroom is a generous walk-in closet with custom built-in organizers. Three additional bedrooms provide plenty of room for the family, including one with its own 4 piece ensuite and walk-in closet. A 4-piece bathroom and dedicated laundry room with sink complete the upper level.The legal basement suite, accessed through its own side entrance, offers exceptional flexibility and income potential. The suite includes a full kitchen, family room, two bedrooms, 4-piece bathroom and separate laundry, creating a comfortable and self-contained secondary living space. Outside, the backyard will be graded and finished with topsoil, while the double garage is equipped with EV charging capability and roughed-in for heating. Additional features include a central air conditioning rough-in and exterior Christmas light outlets. Livingston is a growing, family-friendly community designed with connection and convenience in mind, offering an abundance of parks, playgrounds, pathways and green spaces to enjoy. Its convenient location provides quick access to Stoney Trail, making commuting throughout Calgary simple and convenient.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345905
Bedrooms	7
Bathrooms	5
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,769 sq. ft.
Main Level Finished Area:	1,256 sq. ft.
Upper Level Finished Area:	1,513.7 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	542 sq. ft.
Lot Frontage:	11'5"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2026 (Age: 0)
Bedrooms:	7 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:5, Half:0)
Num Ensuite Baths:	2
Plan:	2011950
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Stone, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Vinyl
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room, Upper Level
HOA Fee:	$450.00
Community:	Livingston
Amenities:	Other
Appliances:	Built-In Oven, Dishwasher, Gas Stove, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Basement: Electric stove, over the range microwave, stackable washer and dryer, refrigerator
Restrictions:	None Known
Main Floor	Kitchen · 15'10" × 11'5" ·
Main Floor	Dining Room · 11'5" × 9'3" ·
Main Floor	Living Room · 14'9" × 12'11" ·
Main Floor	Entrance · 9'1" × 8'2" ·

Main Floor	Mud Room · 5'11" × 5'9" ·
Main Floor	Bedroom · 11'9" × 10'10" ·
Main Floor	Family Room · 16'11" × 13'7" ·
Main Floor	Spice Kitchen · 11'4" × 6'2" ·
Upper Level	Walk-In Closet · 8'5" × 6' ·
Upper Level	Bedroom - Primary · 17'1" × 13' ·
Upper Level	Bedroom · 11'8" × 10'11" ·
Upper Level	Bonus Room · 14'8" × 12'11" ·
Upper Level	Laundry · 9'2" × 5'9" ·
Upper Level	Walk-In Closet · 5'4" × 5'3" ·
Upper Level	Bedroom · 14'3" × 13'8" ·
Upper Level	Bedroom · 11'8" × 10'10" ·
Basement	Kitchen · 13'2" × 10'3" ·
Basement	Living Room · 16'5" × 13'7" ·
Basement	Dining Room · 10'3" × 8'11" ·
Basement	Laundry · 9'11" × 3'6" ·
Basement	Bedroom · 11'9" × 9'8" ·
Basement	Bedroom · 14'1" × 13' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Yard
Num. of Parcels:	0

Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/564-livingston-way-calgary-a2345905/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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