

938 Livingston View NE Calgary, Alberta

MLS # A2221502


\$629,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,579 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions: \$6, 000 Appliance allowance to be used through the Builder supplier.

Impeccable design, full basement development, & room to grow—welcome to the Strathcona model by Cedarglen Homes. Located in vibrant Livingston, this 4-bedroom laned home blends practical layout with elevated finishes, perfect for modern family living. Step inside to a bright, open concept main floor where luxury vinyl plank flooring flows throughout. The heart of the home is the kitchen—designed with both beauty and function in mind. A long quartz island offers extra prep space and casual seating, while pot lights overhead keep things bright and welcoming. Sleek black hardware adds a designer touch, tying together the modern cabinetry and finishes. You’ll receive a \$6000 appliance allowance to select your desired appliances at the builder’s supplier. Just steps down, the great room opens up with soaring ceilings that create a grand, airy feel—ideal for relaxing or entertaining. The dining nook is adjacent to the kitchen and features a large window allowing tons of natural light to shine through. Step outside to the completed rear deck, ready for weekend BBQs or quiet morning coffee. Upstairs, the layout keeps life organized and comfortable. The primary suite features a walk-in closet and a 4-piece ensuite with dual sinks & a tiled walk-in shower. Two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper floor—keeping everything close at hand. Downstairs, the fully developed basement adds even more living space. A spacious rec room is perfect for movie nights, workouts, or a kids’ play zone. You’ll also find a fourth bedroom, a full 4-piece bathroom, and a large mechanical room for extra storage. The separate side entry opens the door to future flexibility—whether for guests or extended family. With possession available July 31, this move-in-ready home checks every

box, from curb appeal to convenience. Nestled in the vibrant community of Livingston, you'll love having access to the Livingston HOA Hub, featuring an indoor gym, hockey rink, splash park, tennis courts, playgrounds, and more! Plus, with miles of walking/bike paths, an off-leash dog park, and a bike pump track, there's something for everyone to enjoy. As the community continues to develop, more schools, shopping, and businesses will make Livingston an even more convenient and desirable place to call home. Ready to make your move? Schedule a private tour today and see why the Strathcona is the perfect fit for your next chapter. *Photos are from a completed home of the same model—finishes may vary. Please refer to the last photo for the specific interior selections of this home.*