

# \$3,495,000 - 6902 Livingstone Drive Sw, Calgary

MLS® #A2218112

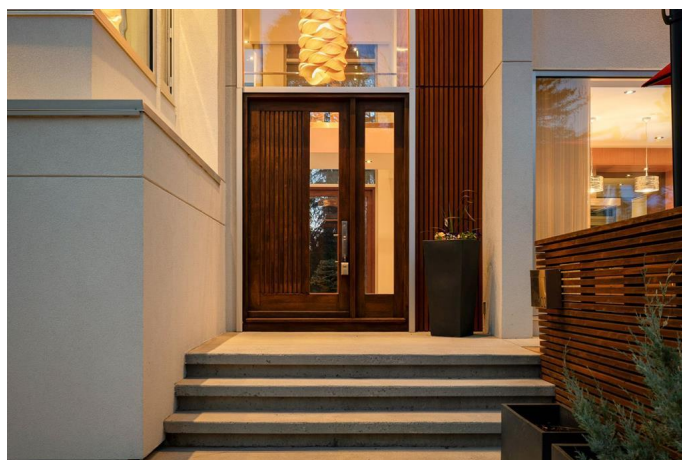
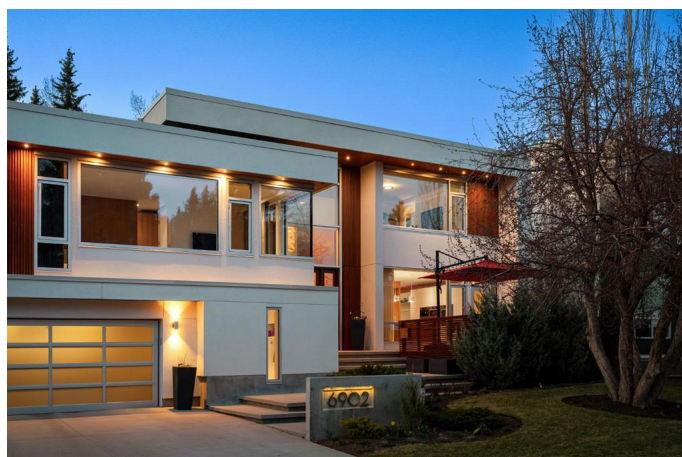
**\$3,495,000**

4 Bedroom, 4.00 Bathroom, 3,472 sqft

Residential on 0.24 Acres

Lakeview, Calgary, Alberta

An AWARD WINNING design by Connie Young, an Alloy Homes build, reflecting EXCEPTIONAL quality and a BRILLIANT location, nestled on one of the most desirable crescents backing a park in Lakeview Village - IMPRESSIVE! This home offers 5,000+ sq ft of architectural excellence, with a variety of signature elements, on a 10,500 sq ft lot. This bright and warm modern home, designed for active families who enjoy entertaining will WOW the whole family! On arrival you will be taken by the 20'™ ceilings through the entrance and living room, a towering teak fireplace feature, and an abundance of commercial grade windows offering an amazing sense of space and a seamless transition to the mature property and green space/park in back. The kitchen is equipped with a full Miele appliance package including induction cooktop, microwave/speed oven, b/i oven and b/i coffeemaker! the kitchen leads directly to your front terrace, a southern exposure, tucked behind a bank of trees - WONDERFUL! There is a proper dining room, overlooking the terraced patio and gardens, and a private home office on the main as well. Teak millwork runs through the home including the primary RETREAT! a spacious sleeping quarters with a reading/media lounge, a WARM & BRIGHT southern exposure, a brilliant walk-through closet - teak cabinets again - and a 6pc en suite. The two additional beds share the east end of the upper level and share a Jack & Jill bath, each



with generous walk-in closets. The lower level offers a versatile gathering space with large wetbar, games area, media space, a 4th bed for guests and another full bath. The architectural awe continues across the terraced patios, and outdoor sitting and lounging areas, developed with a keen eye for design and function. This home will IMPRESS at every turn!

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218112    |
| Price          | \$3,495,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,472       |
| Acres          | 0.24        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 6902 Livingstone Drive Sw |
| Subdivision | Lakeview                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3E 6J5                   |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Heated Garage, Oversized, Side By Side, Triple Garage Attached, Workshop in Garage |

# of Garages 3

## Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Bidet, Natural Woodwork

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, Electric Cooktop, Water Purifier

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard, Playground

Lot Description Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers

Roof Flat, Membrane

Construction Stucco

Foundation Poured Concrete

## Additional Information

Date Listed May 5th, 2025

Days on Market 15

Zoning R-CG

## Listing Details

Listing Office RE/MAX First

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