

# \$2,490,000 - 6948 Livingstone Drive Sw, Calgary

MLS® #A2199270

**\$2,490,000**

6 Bedroom, 5.00 Bathroom, 3,582 sqft

Residential on 0.25 Acres

Lakeview, Calgary, Alberta

Price Reduced on this Gorgeous Lakeview Estate Home! Over 5,000 square feet of professionally developed living area. The finest finishings throughout all areas of this home. Granite counters, State of the Art Appliances, Meranti Tropical Wood front and rear Deck and Trim, and hardwood floors throughout make this exceptional home unique. This home boasts high quality built-in's, impressive lighting, high end granite counters, gorgeous Chef's Kitchen, and room for the whole family to grow and thrive. An abundance of Windows and Sky Lights flood this home with Sunshine year round. All areas of this home are spacious and bright.

Oversized heated garage has stairs leading directly to the lower level of the home. In addition, there is a 220 volt outlet in the garage, ideal for charging your EV. This 6 bedroom/5 bathroom home provides ample space, and its location next to walking/bike paths in North Glenmore Park make this home the perfect place to raise a family. Lakeview has so much to offer, parks, walking paths, biking, hiking, kayaking, or sailing; a lifestyle most only dream of. Summer Vacation right in your own Community. Treat Yourself to our Virtual Tour and book your private showing today!

Built in 1966

## Essential Information



MLS® #	A2199270
Price	\$2,490,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,582
Acres	0.25
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6948 Livingstone Drive Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6J5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, No Smoking Home, Skylight(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Wood Burning
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	55
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.