

**6755 Livingstone Drive SW  
Calgary, Alberta**

**MLS # A2304068**



**\$2,799,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,612 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.39 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** Hood Fan, Built in Speakers, Water Filtration System in Kitchen, Garage Opener, Garage Remote, All Window Coverings

Rare opportunity in Lakeview Village to own a fully rebuilt home (2025) situated on one of the community's largest lots—a 17,200 sq. ft. pie-shaped property backing directly onto the west side of North Glenmore Park. This exceptional custom residence offers approximately 3,700 sq. ft. of developed living space, with architecture by Andison Residential Design, interiors by Lori Sellmer, and construction by Ashwood Built. Over \$1M has recently been invested in a complete transformation of this exclusive home. The property features 6 bedrooms, 3 full bathrooms, and 1 powder room, along with a new upper-level laundry room and an additional laundry area in the lower level. Nearly every component has been updated, including insulation, triple-pane windows, mechanical systems, plumbing, and electrical. Hardwood flooring extends throughout the main and upper levels. The main floor showcases an open-concept kitchen, dining, and living area, complemented by an enclosed office, additional den/flex space, powder room, and large mudroom including custom built-ins with direct access to the attached garage. The upper level offers 4 bedrooms and 2 full bathrooms, including a spacious primary suite with a large walk-in closet and full ensuite; all upper bathrooms feature in-floor heating. The lower level includes 2 additional bedrooms, a full bathroom, and a generous flex/recreation space. Exterior upgrades include new Hardie board siding with stone accents, new roof shingles, a covered Trex composite deck, and a fully installed irrigation system for both front and rear yards, along with direct gated access to North Glenmore Park. The attached garage is equipped with an additional electrical panel and is vehicle charging ready. Other notable features include central A/C, gas fireplace, custom window coverings, built in speakers in and out, water softener, kitchen

drinking water filtration, on demand hot water, cover rear patio, & 200 amp service. This is a rare chance to own a move-in-ready home in a highly sought-after location.