

# \$1,495,000 - 35 Livingstone Estates, Rural Rocky View County

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MLS® #A2225546

**\$1,495,000**

5 Bedroom, 6.00 Bathroom, 3,874 sqft  
Residential on 4.13 Acres

Livingstone Estates, Rural Rocky View County, Alberta

Welcome to over 5,900 sq ft of beautifully crafted living space, nestled on 4 acres of serene, landscaped grounds in Livingstone Estates. This grand estate home offers 5 bedrooms, 4 full and 2 half bathrooms, and 4 fireplaces—including 3 wood burning and 1 gas—delivering space, comfort, and character in every room.

The impressive grand entrance and sweeping staircase make a striking first impression, setting the tone for the thoughtful design found throughout. The main level features a spacious family room, a separate living room, and a bright den with floor-to-ceiling windows that bring the outdoors in. The heart of the home is the expansive kitchen, which features garden views, ample cabinetry, and flows seamlessly into a sunlit breakfast nook—perfect for everyday dining. Recent upgrades include a new cooktop, double oven, and dishwasher. For special occasions, the formal dining room provides an elegant space to gather and entertain.

Upstairs, you'll find four large bedrooms, including a luxurious primary suite with a wood burning fireplace, jetted tub, walk-in closet, and access to a covered balcony—the perfect retreat. A second upstairs bedroom also enjoys its own private ensuite, making it ideal for guests or family.

The fully finished lower level is designed for



versatility, featuring a fifth bedroom, full bathroom, a second kitchen, and a large recreation room with barâ€”perfect for extended family or entertaining on a grand scale. Additional features include two new furnaces and a built-in Vacu Flo system. Step outside and enjoy the beautifully landscaped grounds, complete with a screened-in gazebo in the front yardâ€”a peaceful retreat for summer evenings. In the rear yard, a garden shed, established planting beds, and open green space provide endless options for gardening and outdoor enjoyment. Beyond the triple attached garage, this property includes a double-wide detached workshop with an RV-height door, greenhouse, and additional storage spaceâ€”ideal for hobbyists, home-based business needs, or recreational vehicles. The mix of indoor warmth and outdoor serenity makes this home a truly rare offering. This is estate living at its finestâ€”private, spacious, and just a short drive to the city.

Built in 1979

**Essential Information**

MLS® #	A2225546
Price	\$1,495,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,874
Acres	4.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	35 Livingstone Estates
Subdivision	Livingstone Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1E1

### **Amenities**

Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Pie Shaped Lot, Treed
Roof	Cedar Shake
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	19
Zoning	R-RUR

### **Listing Details**

Listing Office	eXp Realty
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