

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

---

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, Landscaped, Pie Shaped Lot, Treed, Gazebo
Roof	Cedar Shake
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	3
Zoning	R-RUR

### **Listing Details**

Listing Office	eXp 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.