



GRASSROOTS
REALTY GROUP

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14878 1 Street NE
Calgary, Alberta

MLS # A2221146



\$549,999

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,385 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully designed and well-maintained home nestled in the sought-after community of Livingston! Offering 3 spacious bedrooms, 2.5 bathrooms including a private ensuite, Double Detached garage and Sep entrance. This home checks all the boxes for comfortable and stylish living. Step onto the welcoming front porch and enter into a bright and open main floor featuring 9-ft ceilings, elegant luxury vinyl plank flooring, and an abundance of natural light. The layout flows seamlessly from the spacious living room to the central dining area, and into the chef-inspired kitchen complete with sleek grey cabinetry, soft-close drawers, quartz countertops, stainless steel appliances, and a stunning mosaic tile backsplash. Upstairs, enjoy the convenience of a generously sized laundry room with built-in shelving, a tranquil primary suite with its own ensuite bath, two additional well-proportioned bedrooms, and a full main bath. At the rear of the home, you'll find a mudroom leading to a private deck, a fully fenced backyard, and a double detached garage—perfect for summer gatherings and secure parking. A separate side entrance to the unfinished basement opens up future potential for customization. This home is situated just a short walk from the community HUB centre, offering amenities like an indoor basketball court, splash park, tennis court, and outdoor skating rink. With quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport, this home blends modern comfort, lifestyle amenities, and connectivity perfectly. Check out the Virtual Link for more information.