



GRASSROOTS
REALTY GROUP

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15033 1 Street NW
Calgary, Alberta

MLS # A2223903



\$725,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,768 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basement Appliances- Dishwasher, electric range, microwave hood fan, refrigerator, washer/ dryer stacked

This beautifully designed Calgary home truly understands modern living, offering outstanding flexibility for growing families or astute investors. Step into the main floor and appreciate the sleek, open layout. The kitchen is a chef's delight with stone countertops, stainless steel appliances, and a corner pantry, flowing seamlessly into the dining and living areas. A dedicated office, spacious entries, and a convenient half-bath enhance this level's practicality. Upstairs, discover a bright bonus room – an ideal family hub – alongside the convenience of an upper-level laundry. The serene primary suite features a walk-in closet and a 4-piece ensuite. Two additional bedrooms and another full bath provide ample space for everyone. The highlight? A self-contained LEGAL basement suite with its own private entrance. This isn't just any suite; it boasts a stylish kitchen with stainless steel appliances, two bedrooms, a full bath, in-suite laundry, and crucially, its own furnace and hot water tank for complete autonomy and efficiency. For homeowners, this LEGAL suite offers a fantastic opportunity to generate rental income, which can be a significant contribution towards your mortgage payments, making homeownership more accessible. It's also an ideal setup for multi-generational families seeking distinct living spaces. Investors will also recognize the strong dual-income potential this home offers. Complete with a double-car garage, this thoughtfully designed property is ready to welcome you. Opportunities offering this level of finish and adaptability are rare in today's market. Book your private showing today – this dream home won't wait!