



**GRASSROOTS**  
REALTY GROUP

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**634 148 Avenue NW**  
**Calgary, Alberta**

**MLS # A2228028**



**\$737,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,258 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	Smart thermostat, front door lock, 2 wired camera doorbells		

Welcome to your dream home across from Livingston West Pond, complete with charming curb appeal and a double attached garage that stands out. This stunning, nearly 2,300 sq ft beauty has everything you've been looking for—and more. With 5 spacious bedrooms, 2.5 baths, and \$50,000 in thoughtful upgrades, it's the perfect blend of style, function, and comfort. The open-concept main floor is made for modern living, featuring a welcoming living room with central fireplace, sleek kitchen with gas line hookup, and a spacious dining area. There's even a main floor bedroom and half bath—perfect for guests or a home office. Just off the living room, a private covered deck with gas line invites you to unwind or entertain in style. Upstairs, you'll find space for everyone. A versatile large bedroom with a trendy barn door gives you options—a bedroom retreat, or use it for movie nights or a playroom. Two more spacious secondary bedrooms, a main 4-piece bath, convenient upstairs laundry, and a dreamy primary suite with 5-piece ensuite and walk-in closet complete the upper level. Outside enjoy a low-maintenance functional front yard, a rear attached double garage, and brand new exterior (shingles, siding, gutters, garage door, and lights) that adds a fresh, modern touch. Triple-pane windows keep things cozy in winter and cool in summer. Commuting is a breeze with Stoney Trail just 3 minutes away, easy access to Harvest Hills Blvd, 14 St NW, one block from 144 Ave NW, bus stops, and the future BRT. Don't miss this opportunity to own a move-in ready, stylish and spacious home in one of Calgary's sought-after neighborhoods!