



**GRASSROOTS**  
REALTY GROUP

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**189 Livingston Common NE**  
**Calgary, Alberta**

**MLS # A2238716**



**\$439,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Landscaped, Paved, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	NONE		

LIVINGSTON WELCOMES YOU with this modern open plan townhouse | 2 BEDROOMS WITH ENSUITE BATHS | DOUBLE TANDEM ENCLOSED GARAGE WITH DRIVE WAY | AMPLE STORAGE | FANTASTIC LOCATION! This gorgeous bright townhouse offers comfortable living and clean modern design featuring wide plank luxury vinyl flooring, high airy ceilings & large windows for natural light all day long! This gorgeous home is the perfect setting for family living, offering a front living room, dining room, half bath and fantastic kitchen with ISLAND SEATING | QUARTZ COUNTERS | STAINLESS STEEL APPLIANCES | UP TO THE CEILING FULL HEIGHT CABINETRY | SOFT CLOSE DRAWERS | LARGE PANTRY & MODERN LIGHTING! Step onto your LARGE DECK with GAS LINE for BBQ and AL FRESCO DINING! The Upper Level features 2 large bedrooms with beautiful large windows each with it's own ENSUITE | Primary Bedroom features 2 CLOSETS | UPPER LAUNDRY for ease and convenience! Park your vehicles securely in your Double Tandem ATTACHED GARAGE with extra storage for large seasonal items. Enjoy all of this and more in an AWARD WINNING DYNAMIC COMMUNITY that features AMAZING AMENITIES through the LIVINGSTON COMMUNITY HUB offering a SKATING RINK | SPLASH PARK | GYMNASIUM & tons of fun programs offered all year long! Enjoy nature and walk along the walking paths or relax in the nearby parks and watch your children play and enjoy the outdoors! Conveniently located to all major routes, shopping, schools and professional services, this beautiful townhouse has so much to offer! Come see.....