



**GRASSROOTS**  
REALTY GROUP

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**105, 14800 1 Street NW**  
**Calgary, Alberta**

**MLS # A2241351**



**\$439,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 253
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TBC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** None

**\*\* Open House at Showhome - Sage Point Townhomes - Unit #101, 20 Sage Meadows Landing NW - Saturday, Aug. 9th 1-3pm \*\***  
Welcome to the Ferrera by Rohit Homes – Modern Living in the Heart of Livingston: Step into this beautifully designed 3-bedroom, 2.5-bath townhome offering 1,475 sq ft of stylish and functional living space in the vibrant and fast-growing community of Livingston. Featuring two private balconies, an open-concept main floor, and a single attached garage, this home checks all the boxes for families, professionals, or anyone looking for low-maintenance luxury with lifestyle at the forefront. Designed with the stunning Ethereal Zen Designer Interior&trade;, this home embraces soft, calming tones and natural textures&mdash;perfect for those who value a clean, modern aesthetic with eco-conscious touches. The open-concept main floor features 9-foot ceilings and a bright, functional layout perfect for both entertaining and everyday living. The kitchen showcases modern crown molding on the upper cabinets, quartz countertops, a sleek tile backsplash, and stainless-steel appliances. The kitchen flows effortlessly into the dining and living areas, which open to a private balcony&mdash;a perfect spot to unwind or host guests. Upstairs, the primary suite offers a peaceful retreat with a spacious walk-in closet and a stylish ensuite bathroom. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry, complete with washer and dryer, add practicality to this thoughtful design. Built by Rohit Homes, this property includes a 1-2-5-10 year new home warranty, giving you peace of mind. Enjoy beautifully landscaped, maintenance-free living, with access to a central green space that offers the perfect place to relax outdoors. Livingston is more than just a place to live&mdash;it's a lifestyle destination. With over

200 acres of open space, residents enjoy multiple parks, playgrounds, a bike pump track, off-leash dog park, and scenic pathways. At the heart of it all is the Livingston Hub, a 35,000 sq ft year-round community centre exclusive to residents and located less than 5 minutes away. The Hub offers a gymnasium, splash park, outdoor skating rink, tennis courts, banquet spaces, and year-round events—all managed through the community's active Homeowners Association (HOA). Located just 15 minutes from Calgary International Airport, with quick access to Stoney Trail and Deerfoot Trail, commuting across the city is easy and efficient. Nearby schools include Cambrian Heights (K–6), Colonel Irvine (7–9), and James Fowler High School (10–12), making it an ideal home for growing families. Whether you're looking for your first home, a stylish upgrade, or a smart investment, the Ferrera offers unbeatable design, convenience, and community connection. Don't miss your chance to live in one of Calgary's most exciting new neighborhoods. Book your private showing today!