



GRASSROOTS
REALTY GROUP

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630 148 Avenue NW
Calgary, Alberta

MLS # A2257406



\$759,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,295 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Zero Lot F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Kitchen Island, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

A Stunning Air-Conditioned Family Home with Legal basement Income Potential in Livingston, Calgary Welcome to a true masterpiece in the heart of Livingston, one of Northwest Calgary's most vibrant and fast-growing communities. Thoughtfully designed for families who value space, comfort, and opportunity, this home blends modern style with functional living and exceptional future potential. The main level welcomes you with a bedroom and full bathroom, ideal for multi-generational living or visiting guests. At the heart of the home, the open-concept kitchen shines with modern cabinetry, quartz countertops, stainless steel appliances, and an oversized island—perfect for family meals and entertaining. Upstairs, you'll find three spacious bedrooms, including a luxurious primary ensuite featuring a spa-inspired 5-piece ensuite and walk-in closet. Two additional bedrooms are thoughtfully positioned for comfort and privacy, while a large bonus room offers the perfect space for family movie nights or a children's play area. A convenient upstairs laundry adds everyday practicality. Step outside to a beautifully crafted deck, perfect for summer barbecues, gatherings, and quiet evenings at home. The fully finished legal basement, complete with private side entrance, offers incredible flexibility. Featuring a bedroom plus den, full kitchen, bathroom, living area, and separate laundry, this basement is ideal for generating rental income, Airbnb potential, or accommodating extended family. Prime Location situated just minutes from Stoney Trail, Deerfoot Trail, Calgary International Airport, and downtown, this home ensures unmatched convenience. The community of Livingston boasts excellent schools, shopping, parks, and the 35,000 sq. ft. Livingston Hub—featuring a gymnasium, splash park, skating rink, and more. The

home has Air-conditioned comfort, Legal Basement for extra income or family living Spacious, modern design with premium finishes
Vibrant, growing community with world-class amenities This is more than a home—it's a foundation for family, lifestyle, and financial growth. Schedule your private showing today and experience the best of Livingston living!