



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

215 148 Avenue NW
Calgary, Alberta

MLS # A2263924



\$609,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Lawn, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Modern & Bright 3-Bedroom Home in Desirable Livingston Welcome to contemporary living in the heart of the sought-after Livingston community! This stunning 3-bedroom home offers a modern design, stylish finishes, and a fantastic layout, perfect for a family or anyone looking for a move-in ready property with an exciting backyard space. **Interior Highlights** Step inside to a bright, open-concept main floor flooded with natural light. The inviting living room features a chic, neutral colour palette, beautiful flooring, and an elegant staircase, creating a sophisticated and comfortable space. The gourmet kitchen is a chef's dream, boasting striking blue-grey cabinetry, pristine white quartz countertops, sleek stainless steel appliances (including a modern fridge with a smart display), and a large central island perfect for meal prep and entertaining. Adjacent to the kitchen, the dining room offers a stylish space for family dinners with an eye-catching light fixture and large windows overlooking the yard. A convenient and beautifully appointed powder room is also located on the main floor. Upstairs, you'll find three generously sized bedrooms. The master suite is a true retreat, featuring a spacious layout, a large window with community views, a walk-in closet, and a private 3-piece ensuite bath. The two additional spacious bedrooms and a full main bathroom ensure comfort for everyone. For ultimate convenience, the laundry is also included on this level. **Exterior & Community Features** The home's exterior boasts attractive curb appeal with its modern architecture and striking siding. The private backyard is an oasis for relaxation and fun, featuring a well-maintained lawn, a back lane for easy access, and charming raised garden beds—perfect for a home gardener! A dedicated fire pit area makes it ideal for cool Calgary evenings and entertaining guests. The

Livingston community offers exceptional amenities, parks, and easy access to major routes, making it a highly desirable place to call home. Don't miss the chance to own this exceptional property. Book your private showing today!