



**GRASSROOTS**  
REALTY GROUP

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

**15353 1 Street NW**  
**Calgary, Alberta**

**MLS # A2272080**



**\$689,400**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,682 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

SHOW HOME FOR SALE! The beautiful 'Alder' show home by Brookfield Residential is now for sale! This brand-new home is situated on a west-facing rear lot and includes countless upgrades throughout. Featuring 2 living areas, 3 bedrooms, 2.5 bathrooms and a fully legal 1-bedroom basement suite with side entrance! The open concept main level features a central gourmet kitchen which opens to both the living and dining spaces - making this the perfect home for entertaining! The kitchen is finished with full-height cabinetry, and a suite of built-in appliances including an electric cooktop, range hood and a wall oven and microwave. A wall of windows in the front living room allows for natural light to pour into the home all day long. The expansive main level living space is complete with a central fireplace and access to a front office / flex space perfect for a home office. Completing the main level is a rear mud room and a 2-pc powder room. The upper level features a central bonus room that separates the primary suite from the secondary rooms for added privacy. The primary suite includes a large walk-in closet and is complete with a full ensuite with walk-in tiled shower. Two more bedrooms, a full bathroom and laundry room complete the upper level. The side entrances on the main level leads to a fully legal, 1-bedroom basement suite including all appliances! The suite includes a comfortable kitchen, living and dining area with a private bedroom with a full 4-pc bathroom and laundry area. Completing the property is a large fenced backyard with a generous double vehicle parking pad. The property comes fully move-in-ready with central A/C, custom window treatments, upgraded railing, lighting, and wallpaper are just some of the features of this professionally designed show home model. Builder warranty and Alberta New Home

Warranty allow you to purchase with peace of mind! Don't wait, these rare offerings never last.