



GRASSROOTS
REALTY GROUP

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630 148 Avenue NW
Calgary, Alberta

MLS # A2284693



\$699,999

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, 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

Exceptional value meets modern luxury in this meticulously updated 4-bedroom family home with legal basement suite in vibrant Livingston. Brand-new 2025 roof and fresh siding provide peace of mind for years to come. The thoughtfully designed main floor welcomes you with an open-concept kitchen featuring quartz countertops, stainless steel appliances, and an oversized island—perfect for both everyday living and entertaining. A main-floor bedroom and full bathroom offer flexible space for guests or multi-generational families. Upstairs, three generous bedrooms include a tranquil primary retreat with spa-inspired 5-piece ensuite and walk-in closet. The bonus room and convenient upper-floor laundry complete this level. The legal basement suite is a standout feature with private side entrance, offering tremendous income potential or in-law accommodation. Thoughtfully finished with 1 bedroom, den, full kitchen, bathroom, living area, and laundry—ideal for mortgage helpers, Airbnb income, or extended family. Outside, enjoy your private backyard deck and double garage. Premium location near Stoney Trail, Deerfoot, top-rated schools, parks, shopping, and the Livingston Hub means convenience is at your doorstep. Additional highlights: Central A/C on Reliance plan (\$82/month, buyout available). This is more than a home—it's an investment in lifestyle and financial flexibility. Don't miss this rare opportunity in sought-after NW Calgary.