



14898 1 Street NE
Calgary, Alberta

MLS # A2297812



\$535,000

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,625 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 14898 1 St NE! We are so excited to present a truly move-in ready home in the family friendly community of Livingston. This home checks off ALL of the boxes, whether you're a first-time homebuyer, an investor or a family searching for more space to grow. You'll appreciate the front porch that welcomes you into this home. Upon entering, you'll immediately notice the abundance of natural sunlight this home offers. The living room is spacious, enhanced by the high ceilings and flows seamlessly into the rest of the main floor. The kitchen is truly the highlight of the home with ceiling-height cabinetry, stainless steel appliances, granite countertops and a large pantry. The sliding glass doors lead out to the back deck creating an ideal environment for hosting. There is plenty of room for a large six person table as well as space for bar stools for those informal meals. A two piece powder room and a side SEPARATE ENTRANCE complete this floor. Upstairs, you're greeted by a bonus room, an exceptional feature and a rare find for a semi-detached home. It is ideal for a home office, media room or play room. The primary bedroom is perfectly positioned at the front of the home, where west exposure brings in beautiful natural light year-round. It's complemented by a spacious ensuite with a modern vanity, walk-in glass shower and a generous walk-in closet. Two additional well-sized bedrooms, a four-piece bathroom and convenient upper-level laundry complete this floor. The backyard is a dream with a beautiful deck, including built-in seating ideal for hosting guests. The oversized double detached garage provides ample parking and storage, along with an outlet for electric vehicle charging. The basement is unfinished, offering all kinds of future opportunities for development especially with a side entrance already in place. This home offers the

benefit of living in a well maintained, turnkey home without the hassle of worrying about landscaping, fencing or building a garage. Located in the vibrant and growing community of Livingston, this home offers the perfect blend of modern design and everyday functionality. Enjoy access to the impressive Livingston Hub through your HOA, nearby parks and scenic pathways. All while being just minutes from Stoney Trail making commuting in and out of the city a breeze. Call for a private viewing!