



**222 148 Avenue NW
Calgary, Alberta**

MLS # A2157968



\$670,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

This home checks all the boxes folks! Features include: 1) BRIGHT & SUNNY SOUTH FACING FRONT ALLOWS NATURAL SUNLIGHT TO PERMATE THROUGHOUT THE HOME; 2) LOCATED IN NW LIVINGSTON, CLOSE TO SERVICES, LOCAL COMMUNITY AMENITIES, AND LOCAL AREA SCHOOLS; 3) DOUBLE ATTACHED GARAGE ALLOWS YOU TO PARK INDOORS AND AVOID TREACHEROUS WEATHER; 4) CENTRAL AIR CONDITIONING HELPS YOU ENJOY THE HOME ON HOT SUMMER DAYS; 5) TOTAL OF 4 BEDROOMS, 3.5 WASHROOMS INCLUDING 3 BEDROOMS +2 WASHROOMS ON UPPER FLOOR AND FULLY DEVELOPED BASEMENT WITH 1 BEDROOM + FULL WASHROOM PLUS ANOTHER FAMILY ROOM AND OFFICE AREA (DEVELOPED IN 2023 WITH ALL PERMITS!); 6) LOWER INDURANCE COSTS DUE TO BUILT-IN FIRE SUPPRESSION SYSTEM THROUGHOUT THE HOUSE ENSURING BETTER SAFETY AND SURVIVABILITY IN CASE OF FIRE; 7) ALREADY FENCED, LANDSCAPED, AND BLINDS ALREADY INSTALLED 8) REAR GARAGE DESIGN ALLOWS YOU COMFORTABLE ACCESS FROM THE LANE, AND WITH LARGE WINDOWS THROUGHOUT AND ESPECIALLY AT THE FRONT WHERE YOU CAN SEE THE BEAUTIFUL TREE-LINED STREET, 8) VERY CLOSE TO NEIGHBORHOOD PARKS AND A SHORT COMMUTE TO THE LIVINGSTON COMMUNITY CENTRE; 9) QUICK ACCESS TO STONEY TRAIL AND LOCAL SHOPS ON BOTH SIDES OF THE RING ROAD; 10) FOR JET-SETTERS THIS HOME IS ONLY A SHORT 10 MINUTE DRIVE TO THE CALGARY INTERNATIONAL AIRPORT. This delightful home has a gallery-style kitchen with extended kitchen island and all quartz countertops, upgraded stainless steel appliances, laminate flooring for easy maintenance,

central court-yard with stamped concrete pad, and bright neutral colors, updated lighting fixtures, and freshly painted and READY FOR A QUICK POSSESSION! Make your move Calgary, and enjoy AFFORDABLE home ownership! WHERE ELSE CAL YOU FIND A DETACHED HOME WITH SOOO MANY UPGRADES AND FEATURES FOR YOUR FAMILY TO ENJOY!