



GRASSROOTS
REALTY GROUP

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14680 1 Street NE
Calgary, Alberta

MLS # A2161353



\$718,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

16 solar panels, nicely upgraded, side entrance to the basement, and double garage, welcome to this cozy single family home in popular Livingston. It features laminate flooring on the main floor, quartz counter tops in the kitchen and bathrooms, elegant curved stairs with upgraded railing, skylight, and stainless steel appliances. Upper floor has 3 good size bedrooms, large ensuite with double vanity sinks, large shower with seat, and upper laundry room. Main floor with large 9 feet ceiling living room, large window, open kitchen with open to below and skylight, spacious dining area, large private deck, and double detached garage. Solar system with monitor app and save big on the energy costs. It closes to the community center, pond, playground, and easy access to major roads. ** 14680 1 Street NE **