



GRASSROOTS
REALTY GROUP

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124 Livingston Parade NE
Calgary, Alberta

MLS # A2206468



\$579,000

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,609 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

Inclusions: n/a

Shows like new. 1600sqft 2 storey with bright and open main floor, 3 bedrooms and bonus room up, 3 bathrooms and double garage. Features contemporary fixtures throughout, 9 foot ceilings, fireplace, pot lights, upper level laundry and doors to rear deck. Kitchen is super appealing with quartz counters and breakfast bar, decorative tile, walk-in pantry and upgraded lighting and spot lights. The basement is open and large with 9' ceilings and a separate entrance. Rear deck and front patio, gas line for bbq. Convenient location - close to transit and very quick access to Stoney Trail . Beautiful home - well worth viewing. 124 Livingston Parade.