



GRASSROOTS
REALTY GROUP

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15033 1 Street NW
Calgary, Alberta

MLS # A2210531



\$735,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,768 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basement Appliances- Dishwasher, electric range, microwave hood fan, refrigerator, washer/ dryer stacked

Welcome to a beautifully designed home that blends modern finishes with unbeatable functionality—perfect for growing families and smart investors! The main floor impresses with a sleek, open-concept layout. The kitchen offers stone countertops, stainless steel appliances, and a corner pantry. You'll love the seamless flow into the dining area and cozy living room. A private office, spacious front and back entries, and a convenient half bath complete the space. Upstairs, enjoy a bright BONUS ROOM, upstairs laundry, and a serene primary suite with walk-in closet and 4-piece ensuite. Two additional bedrooms and a full bath provide plenty of space for the whole family. Need extra income or multi-generational living? The LEGAL BASEMENT SUITE has its own private entrance and is fully outfitted with a stylish kitchen, stainless steel appliances, two bedrooms, a full bath, in-suite laundry, and a separate furnace & hot water tank for maximum efficiency. Topped off with a double-car garage. This thoughtfully designed home is ready for you! Opportunities like this don't last—book your private showing today and make this dream home yours!