

14945 1 Street NW
Calgary, Alberta

MLS # A2335547



\$625,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,703 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully maintained 2-storey home in Livingston! This home offers 1,703 sq.ft. of bright and spacious living space in a fantastic family-friendly community. The open-concept main floor features durable vinyl plank flooring throughout the main level, creating a seamless flow between the living, dining, and kitchen areas. Large windows fill the home with natural light, while the functional layout provides plenty of room for everyday living and entertaining. Upstairs, you'll find three generous bedrooms, including a comfortable primary retreat, along with a convenient 2.5-bathroom layout and a versatile bonus room—perfect for a family room, home office, or play area. The thoughtful floor plan offers both functionality and flexibility for growing families and comes with central air-conditioning, perfect for the hot summers. Step outside to enjoy the private, fully fenced, SUNNY WEST-FACING backyard designed for easy living and entertaining. The low-maintenance landscaping and spacious exposed aggregate patio provide the perfect setting for summer BBQs, morning coffee, or relaxing with family and friends. A detached oversized double garage offers excellent parking and storage space. The unfinished basement is roughed in for a future bathroom and awaits your personal touch! Residents also enjoy access to The Hub, a fantastic HOA amenity area featuring tennis courts, skating rinks, a playground, Amphitheatre, water spray park, and a variety of seasonal programs and community events for all ages. This is a wonderful opportunity to own a move-in-ready family home in a community that truly offers something for everyone. See Virtual Tour and book your private showing with your favorite agent today!