



THE
A-TEAM

**RE/MAX
FIRST**

14680 1 Street, Calgary T3P 1M9

MLS® #: **A2177923**

Area: **Livingston**

Listing Date: **11/07/24**

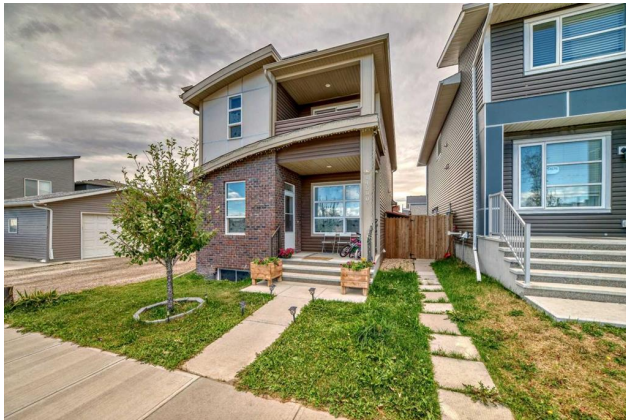
List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **2,992 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,633**

Low Sqft:

Ttl Sqft: **1,633**

DOM

14

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,Quartz Counters,Separate Entrance,Skylight(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`3" x 6`0"
Dining Room	Main	12`10" x 9`6"
Kitchen	Main	13`7" x 13`6"
Entrance	Main	3`10" x 3`1"
2pc Bathroom	Main	5`3" x 4`8"
4pc Bathroom	Upper	7`10" x 4`11"
Bedroom - Primary	Upper	12`8" x 13`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Other	Main	19`4" x 12`1"
Entrance	Main	5`9" x 8`11"
Living Room	Main	18`11" x 12`8"
Bedroom	Upper	9`3" x 10`10"
Bedroom	Upper	9`4" x 10`8"
Laundry	Upper	6`0" x 5`1"
4pc Ensuite bath	Upper	8`11" x 9`0"

Walk-In Closet	Upper	5`11" x 4`10"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	1711887	Zoning: R-G	Remarks
Pub Rmks:	Good starter home or investment property. Welcome to this well kept 2 story family home in popular Livingston. It features 16 solar panels on the roof, side entrance to the basement, double garage, laminate flooring on the main floor, quartz counter tops in the kitchen and bathrooms, elegant curved stairs with upgraded railing, double skylights, and stainless steel appliances with built in microwave. Upper floor has 3 good size bedrooms, master bedroom with sliding door to good size balcony, large ensuite with double vanity sinks, large shower with seat, and upper laundry room. Main floor with large 9 feet ceiling living room, large windows, 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 **		
Inclusions: Property Listed By:	N/A Century 21 Bravo Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



