



# 14921 1 Street Calgary Alberta

\$700,000

Beautifully upgraded 4-bedroom, 3.5-bathroom home in the dynamic community of Livingston, designed for both style and functionality. Spanning an open-concept main floor with elegant luxury vinyl plank flooring, this home features a spacious den/office complete with custom built-in cabinetry, providing an ideal workspace. The chef's kitchen showcases quartz countertops, high-end stainless steel appliances, and a large center island—perfect for entertaining. Upstairs, discover a bonus space that adds flexibility for a family room or media area, and enjoy the convenience of an upper-floor laundry room. The fully developed basement includes a dedicated gym space, adding to the lifestyle options of this home. Step outside to a low-maintenance, professionally landscaped with a west-facing deck and air conditioning to ensure comfort all year round. Basement can be accessed via the separate entrance side door! Added safety feature is the sprinkler fire protection system throughout the home. A double detached garage is accessed from the lane. With quick access to Stoney Trail, commuting is effortless. As part of the vibrant Livingston community, you'll enjoy exclusive access to the Livingston Hub, which features a variety of amenities and recreational activities. This property combines luxury and convenience, creating the ideal setting for families and entertainers alike.

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Family room 13.00 Ft x 17.50 Ft  
 Exercise room 8.50 Ft x 9.58 Ft  
 3pc Bathroom 5.42 Ft x 6.00 Ft  
 Bedroom 9.25 Ft x 9.58 Ft  
 Other 5.00 Ft x 8.25 Ft  
 Living room 12.25 Ft x 19.00 Ft  
 Dining room 10.08 Ft x 11.33 Ft  
 Kitchen 8.33 Ft x 17.00 Ft  
 Office 7.50 Ft x 14.00 Ft

2pc Bathroom 5.08 Ft x 5.25 Ft  
 Primary Bedroom 13.50 Ft x 13.75 Ft  
 Bedroom 9.25 Ft x 12.58 Ft  
 Bedroom 9.25 Ft x 11.42 Ft  
 Bonus Room 12.58 Ft x 13.50 Ft  
 Laundry room 5.00 Ft x 10.67 Ft  
 4pc Bathroom 5.00 Ft x 10.25 Ft  
 4pc Bathroom 5.00 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

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### Mirror

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