



14800 1 Street Calgary Alberta

\$439,000

**** OPEN HOUSE at showhome Unit 101, 20 Sage Meadows Landing NW ** Saturday, September 6th 1-3pm ****

Discover the Ferrera by Rohit Homes, a 3-bedroom, 2.5-bath townhome combining refined design, everyday functionality, and an unbeatable location in the vibrant community of Livingston. Spanning 1,475 sq ft, this stylish townhome features two private balconies, an attached single garage, and an open-concept layout perfect for professionals, families, or savvy investors seeking a low-maintenance, high-style lifestyle. This home showcases Rohit's Neoclassical Revival Designer Interior(TM), where classic elegance meets modern comfort. Expect layered textures, sophisticated finishes, and timeless tones that create a truly polished and elevated feel throughout the home. Step inside to soaring 9' ceilings and a thoughtfully designed main floor. The gourmet kitchen features upgraded cabinetry with crown molding, quartz countertops, a contemporary tile backsplash, and stainless-steel appliances, all flowing seamlessly into the bright dining and living areas. A private balcony extends your living space outdoors, ideal for morning coffee or casual evenings with friends. Upstairs, the primary suite offers a serene escape with a generous walk-in closet and a beautifully detailed ensuite. Two additional bedrooms, a full bath, and upper-floor laundry with a washer and dryer complete this efficient layout with modern convenience. Enjoy peace of mind with Rohit's comprehensive 1-2-5-10 year new home warranty. Plus, you'll benefit from maintenance-free landscaping and access to a shared green space, perfect for relaxing close to home. Livingston isn't just a neighbourhood, it's a growing hub designed for connection and active living. With over 200 acres of parks and green spaces, you'll find off-leash dog areas, bike pump tracks, and playgrounds nearby. At the centre is the Livingston Hub, ...

Other 12.00 Ft x 7.00 Ft

Living room 13.50 Ft x 15.33 Ft

Dining room 8.67 Ft x 10.33 Ft

2pc Bathroom Measurements not available

Other 7.00 Ft x 3.00 Ft

Bedroom 10.00 Ft x 10.75 Ft

Bedroom 10.00 Ft x 10.75 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

3pc Bathroom Measurements not available

Primary Bedroom 11.58 Ft x 12.33 Ft

Listing Presented By:



Originally Listed by:
eXp Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca