



## 40 Livingston Parade Calgary Alberta

\$399,000

Welcome to the Ambrosia at ZEN Livingston - a stylish, energy-efficient townhome built by a NET ZERO builder! Offering 1,095 sq ft of thoughtfully designed living space, this 2 BED, 2.5 bath home features TRIPLE-PANE windows, advanced insulation, and a rough-in for solar panels - all contributing to lower utility bills and year-round comfort. The OPEN CONCEPT main floor showcases Cicero Luxury VINYL PLANK flooring, pot lights with knock-down ceilings, and a BRIGHT LIVING AND DINING area that flows into your BACKYARD that is FULLY FENCED, perfect for those with kids, pets or wanting to enjoy some privacy -- complete with BBQ GAS LINE, landscaping, and irrigation. The modern kitchen includes white ice QUARTZ COUNTERTOPS and a 6-piece Whirlpool appliance package. Upstairs, you'll find two spacious bedrooms including a primary suite with an ensuite bathroom, upstairs laundry and an additional 4-pc bath. Enjoy HARDIE BOARD siding (hail/fire-resistant), and be part of a vibrant community just steps from the Livingston Hub with splash park, rink, courts & more! Quick access to Stoney Trail (3 min), YYC Airport (13 min), and CrossIron Mills (11 min). AIRBNB friendly! Photos are representative. Visit the showhome at 56 Livingston Parade NE. (id:6769)

Primary Bedroom 14.08 Ft x 12.83 Ft

Bedroom 14.08 Ft x 9.67 Ft

3pc Bathroom 6.75 Ft x 6.92 Ft

4pc Bathroom 6.83 Ft x 7.83 Ft

Kitchen 10.83 Ft x 14.33 Ft

Dining room 10.33 Ft x 10.33 Ft

Living room 10.42 Ft x 14.33 Ft

2pc Bathroom 3.25 Ft x 6.83 Ft

Listing Presented By:



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