



## 215 148 Avenue Calgary Alberta

\$626,000

Modern & Bright 3-Bedroom Home in Desirable Livingston Welcome to contemporary living in the heart of the sought-after Livingston community! This stunning 3-bedroom home offers a modern design, stylish finishes, and a fantastic layout, perfect for a family or anyone looking for a move-in ready property with an exciting backyard space. Interior Highlights Step inside to a bright, open-concept main floor flooded with natural light. The inviting living room features a chic, neutral colour palette, beautiful flooring, and an elegant staircase, creating a sophisticated and comfortable space. The gourmet kitchen is a chef's dream, boasting striking blue-grey cabinetry, pristine white quartz countertops, sleek stainless steel appliances (including a modern fridge with a smart display), and a large central island perfect for meal prep and entertaining. Adjacent to the kitchen, the dining room offers a stylish space for family dinners with an eye-catching light fixture and large windows overlooking the yard. A convenient and beautifully appointed powder room is also located on the main floor. Upstairs, you'll find three generously sized bedrooms. The master suite is a true retreat, featuring a spacious layout, a large window with community views, a walk-in closet, and a private 3-piece ensuite bath. The two additional spacious bedrooms and a full main bathroom ensure comfort for everyone. For ultimate convenience, the laundry is also included on this level. Exterior & Community Features The home's exterior boasts attractive curb appeal with its modern architecture and striking siding. The private backyard is an oasis for relaxation and fun, featuring a well-maintained lawn, a back lane for easy access, and charming raised garden beds--perfect for a home gardener! A dedicated fire pit area makes it ideal for cool Calgary evenings and entertaining guests. The Livingston community off...

Furnace 10.33 Ft x 8.50 Ft

Foyer 6.17 Ft x 6.25 Ft

Living room 16.17 Ft x 13.42 Ft

Kitchen 12.17 Ft x 8.00 Ft

Dining room 10.75 Ft x 9.92 Ft

2pc Bathroom 5.17 Ft x 4.83 Ft

Other 9.75 Ft x 5.67 Ft

3pc Bathroom 9.17 Ft x 6.42 Ft

Bedroom 12.17 Ft x 9.08 Ft

Bedroom 10.25 Ft x 9.42 Ft

4pc Bathroom 9.17 Ft x 5.33 Ft

Laundry room 5.67 Ft x 3.33 Ft

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Listing Presented By:



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First Place Realty

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