

40 Livingston Parade Calgary Alberta

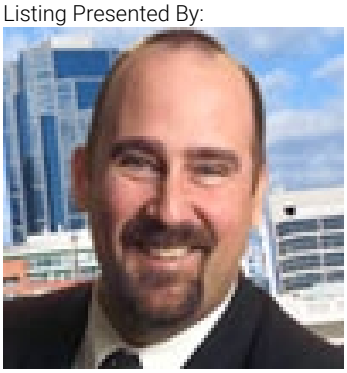
$399,900

Empire II at ZEN Livingston - This stylish 3-bed, 2.5-bath home offers energy-efficient living with triple-pane windows, enhanced insulation, and a solar rough-in for future installation. The main floor features luxury vinyl plank flooring, knockdown ceilings with pot lights, and a bright open-concept living and dining area that flows into a fully fenced backyard--complete with landscaping, irrigation, and a BBQ gas line--perfect for families, pets, and added privacy. The modern kitchen showcases elegant WHITE ICE QUARTZ countertops, a sleek tile backsplash, and a 6-piece Whirlpool appliance package. Upstairs includes three spacious bedrooms, a primary bedroom with an ensuite, and convenient upper-floor laundry. Upgrades include black hardware, Cloud White shaker-style cabinets, and durable Hardie Board siding, offering enhanced resistance to hail and fire. Heat pump included for added efficiency and comfort. IMMEDIATE POSSESSION! (id:6769)

2pc Bathroom .00 Ft x .00 Ft
Dining room 15.42 Ft x 10.83 Ft
Kitchen 11.17 Ft x 9.17 Ft
Living room 14.50 Ft x 18.50 Ft
5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 13.33 Ft x 12.75 Ft
Bedroom 9.33 Ft x 12.17 Ft
Bedroom 9.33 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:
Bode Platform Inc.

http://bode.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca