



40 Livingston Parade Calgary Alberta

\$379,000

Ambrosia at ZEN Livingston - Offering 1,086 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. 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 features white QUARTZ COUNTERTOPS and a 6-piece Whirlpool appliance package. Upstairs, you'll find two spacious bedrooms including a primary bedroom with an ensuite bathroom, and upstairs laundry. 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!. Photos are representative. (id:6769)

Living room 10.42 Ft x 12.08 Ft

Dining room 10.42 Ft x 12.67 Ft

Primary Bedroom 11.42 Ft x 11.42 Ft

2pc Bathroom .00 Ft x .00 Ft

Bedroom 9.83 Ft x 14.00 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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