

**15033 1 Street NW**  
**Calgary, Alberta**

**MLS # A2210531**



**\$735,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Basement Appliances- Dishwasher, electric range, microwave hood fan, refrigerator, washer/ dryer stacked

Welcome to a beautifully designed home that blends modern finishes with unbeatable functionality—perfect for growing families and smart investors! The main floor impresses with a sleek, open-concept layout. The kitchen offers stone countertops, stainless steel appliances, and a corner pantry. You'll love the seamless flow into the dining area and cozy living room. A private office, spacious front and back entries, and a convenient half bath complete the space. Upstairs, enjoy a bright BONUS ROOM, upstairs laundry, and a serene primary suite with walk-in closet and 4-piece ensuite. Two additional bedrooms and a full bath provide plenty of space for the whole family. Need extra income or multi-generational living? The LEGAL BASEMENT SUITE has its own private entrance and is fully outfitted with a stylish kitchen, stainless steel appliances, two bedrooms, a full bath, in-suite laundry, and a separate furnace & hot water tank for maximum efficiency. Topped off with a double-car garage. This thoughtfully designed home is ready for you! Opportunities like this don't last—book your private showing today and make this dream home yours!