# \$419,000 - 105, 14800 1 Street Nw, Calgary

MLS® #A2241351

#### \$419,000

3 Bedroom, 3.00 Bathroom, 1,475 sqft Single Family on 0.00 Acres

Livingston, Calgary, Alberta

\*\* Open House at Showhome - Sage Point Townhomes - Unit #101, 20 Sage Meadows Landing NW - Friday, October 31st 1-3pm \*\* Welcome to the Ferrera by Rohit Homes – Modern Living in the Heart of Livingston: Step into this beautifully designed 3-bedroom, 2.5-bath townhome offering 1,475 sq ft of stylish and functional living space in the vibrant and fast-growing community of Livingston. Featuring two private balconies, an open-concept main floor, and a single attached garage, this home checks all the boxes for families, professionals, or anyone looking for low-maintenance luxury with lifestyle at the forefront. Designed with the stunning Ethereal Zen Designer Interiorâ, ¢, this home embraces soft, calming tones and natural texturesâ€"perfect for those who value a clean, modern aesthetic with eco-conscious touches. The open-concept main floor features 9-foot ceilings and a bright, functional layout perfect for both entertaining and everyday living. The kitchen showcases modern crown molding on the upper cabinets, quartz countertops, a sleek tile backsplash, and stainless-steel appliances. The kitchen flows effortlessly into the dining and living areas, which open to a private balconyâ€"a perfect spot to unwind or host guests. Upstairs, the primary suite offers a peaceful retreat with a spacious walk-in closet and a stylish ensuite bathroom. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry, complete with washer and dryer, add







practicality to this thoughtful design. Built by Rohit Homes, this property includes a 1-2-5-10 year new home warranty, giving you peace of mind. Enjoy beautifully landscaped, maintenance-free living, with access to a central green space that offers the perfect place to relax outdoors. Livingston is more than just a place to liveâ€"it's a lifestyle destination. With over 200 acres of open space, residents enjoy multiple parks, playgrounds, a bike pump track, off-leash dog park, and scenic pathways. At the heart of it all is the Li vingston Hub, a 35,000 sq ft year-round community centre exclusive to residents and located less than 5 minutes away. The Hub offers a gymnasium, splash park, outdoor skating rink, tennis courts, banquet spaces, and year-round eventsâ€"all managed through the community's active Homeowners Association (HOA).Located just 15 minutes from Calgary International Airport, with quick access to Stoney Trail and Deerfoot Trail, commuting across the city is easy and efficient. Nearby schools include Cambrian Heights (Kâ€"6), Colonel Irvine (7â€"9), and James Fowler High School (10â€"12), making it an ideal home for growing families. Whether you're looking for your first home, a stylish upgrade, or a smart investment, the Ferrera offers unbeatable design, convenience, and community connection.Don't miss your chance to live in one of Calgary's most exciting new neighborhoods. Book your private showing today! (id:6289)

Built in 2025

#### **Essential Information**

Listing # A2241351

Price \$419,000

Bedrooms 3

Bathrooms 3.00

Half Baths 1

Square Footage 1,475

Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Condominium/Strata

# **Community Information**

Address 105, 14800 1 Street Nw

Subdivision Livingston
City Calgary
Province Alberta
Postal Code T3P2M3

#### **Amenities**

Amenities Other Features Other

Parking Spaces 2

Parking Attached Garage

# of Garages 1

#### Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave

Heating Forced air

Cooling None

# of Stories 2

### **Exterior**

Exterior Stucco

Construction Wood frame

Foundation Poured Concrete

## **Listing Details**

Listing Office eXp Realty





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