

208, 14800 1 Street NW  
Calgary, Alberta

MLS # A2214391



**\$464,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 253
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Stone Counters		

**Inclusions:** n/a

Experience The Ferrara by Rohit Homes, a residence that embodies contemporary sophistication with a distinctive flair. This modern dwelling unveils a seamless, open floor plan, where high-class finishes meet an intriguing edge. The kitchen showcases a unique color palette, complemented by abundant cabinetry and sleek countertops, flowing effortlessly into a spacious living room that extends to a private balcony. A stylish powder room graces the main floor, while the upper level hosts three well-appointed bedrooms. The primary suite is a luxurious retreat, featuring a five-piece ensuite and a generous walk-in closet. A four-piece main bathroom and a versatile flex area, ideal for a home office or study space, add to the thoughtful design. Enjoy outdoor moments from a balcony accessible from one of the additional bedrooms, and appreciate the convenience of upper-floor laundry. Nestled within Livingston, one of Calgary's most coveted communities, residents enjoy access to an array of exceptional amenities, including verdant parks, scenic pathways, and a state-of-the-art community center. With effortless connectivity to retail destinations, diverse dining options, esteemed schools, and major transportation routes, this location offers an unparalleled lifestyle of convenience and connection. Seize the opportunity to own The FERRERA by Rohit Homes, a residence that truly stands apart within the vibrant tapestry of Livingston. Contact us today to experience firsthand the exceptional allure of this remarkable home.