

630 148 Avenue NW  
Calgary, Alberta

MLS # A2284693



## \$699,999

|                  |                                                                             |               |                  |
|------------------|-----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                                                                  |               |                  |
| <b>Type:</b>     | Residential/House                                                           |               |                  |
| <b>Style:</b>    | 2 Storey                                                                    |               |                  |
| <b>Size:</b>     | 2,295 sq.ft.                                                                | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 5                                                                           | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached                                                      |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                                   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular |               |                  |

|                    |                                                                                                                                          |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Mixed, Vinyl Siding                                                                                                            | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Chandelier, Granite Counters, Kitchen Island, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Exceptional value meets modern luxury in this meticulously updated 4-bedroom family home with legal basement suite in vibrant Livingston. Brand-new 2025 roof and fresh siding provide peace of mind for years to come. The thoughtfully designed main floor welcomes you with an open-concept kitchen featuring quartz countertops, stainless steel appliances, and an oversized island—perfect for both everyday living and entertaining. A main-floor bedroom and full bathroom offer flexible space for guests or multi-generational families. Upstairs, three generous bedrooms include a tranquil primary retreat with spa-inspired 5-piece ensuite and walk-in closet. The bonus room and convenient upper-floor laundry complete this level. The legal basement suite is a standout feature with private side entrance, offering tremendous income potential or in-law accommodation. Thoughtfully finished with 1 bedroom, den, full kitchen, bathroom, living area, and laundry—ideal for mortgage helpers, Airbnb income, or extended family. Outside, enjoy your private backyard deck and double garage. Premium location near Stoney Trail, Deerfoot, top-rated schools, parks, shopping, and the Livingston Hub means convenience is at your doorstep. Additional highlights: Central A/C on Reliance plan (\$82/month, buyout available). This is more than a home—it's an investment in lifestyle and financial flexibility. Don't miss this rare opportunity in sought-after NW Calgary.