



**114, 40 Livingston Parade NE, Calgary, Alberta - \$399,000**



Main Photo

## Property Description

Welcome to the Ambrosia at ZEN Livingston - a stylish, energy-efficient townhome built by a NET ZERO builder! Offering 1,095 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 - all contributing to lower utility bills and year-round comfort. 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 includes white ice QUARTZ COUNTERTOPS and a 6-piece Whirlpool appliance package. Upstairs, you'll find two spacious bedrooms including a primary suite with an ensuite bathroom, upstairs laundry and an additional 4-pc bath. 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! Quick access to Stoney Trail (3 min), YYC Airport (13



min), and CrossIron Mills (11 min). AIRBNB friendly! Photos are representative. Visit the showhome at 56 Livingston Parade NE.

**REALTOR Referral**

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