



**80 Howse Manor NE
Calgary, Alberta**

MLS # A2297206



\$678,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,019 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Pantry		

Inclusions: N/A

Step into this beautifully crafted home in the sought-after community of Livingston—where style, comfort, and modern living come together effortlessly. From the moment you enter, you’re welcomed by a bright, spacious foyer designed with everyday convenience in mind. The main floor impresses with rich vinyl plank flooring, soaring 9-foot ceilings, and a thoughtfully designed open-concept layout that feels both elegant and inviting. At the heart of the home is a stunning contemporary kitchen, complete with sleek finishes, stainless steel appliances, and a large central island—perfect for entertaining guests or enjoying casual family meals. The adjacent dining area flows seamlessly onto a private deck and fully landscaped backyard, creating the ideal setting for summer gatherings and relaxing evenings outdoors. Unwind in the cozy living room, featuring a striking gas fireplace and plush carpeting that adds warmth and charm. Upstairs, a versatile bonus room offers the perfect space for a media area, home office, or playroom. You’ll also find two generously sized bedrooms, a full bathroom, and a convenient upper-level laundry room. The luxurious primary suite is your personal retreat, boasting a spa-inspired 5-piece ensuite with dual vanities and an expansive walk-in closet. Additional features include a double front-attached garage, built-in fire sprinkler system, and roughed-in solar panel wiring—offering both peace of mind and future-ready efficiency. This exceptional home truly has it all. Don’t miss your opportunity—book your private showing today before it’s gone! PLEASE CALL FOR KEY CODE!!!