



**29 Howse Row NE  
Calgary, Alberta**

**MLS # A2308315**



**\$599,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,845 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV wall mounts

Morrison Homes upgraded "ARISTA" model with a BONUS ROOM and DOUBLE DETACHED GARAGE! Upgraded items from standard finishes are: all appliances, hoodfan, kitchen counter tops to granite, laminate flooring, wall tiles, kitchen backsplash, ensuite floor and wall tiles, Hunter Douglas window coverings, faucets and sinks, and much more. This home features a beautiful two-tone kitchen with granite counter tops, gas range, main floor laundry room and walk-in pantry. The upper floor includes a large bonus room plus 3 bedrooms. The primary bedroom has an upgraded ensuite with a tiled shower and soaker tub. The basement awaits your development ideas; another bedroom or media room. The west facing backyard is fully fenced and has a large double garage. The home has new vinyl siding and asphalt shingles. Located on a quiet street in the growing community of Livingston. Close to parks, playgrounds, walking paths, and have quick access to Stoney Trail for easy commuting. Nearby amenities include grocery stores, restaurants, schools, and the Livingston Hub, a community-focused recreational facility with year-round programming. A strong option for families or buyers looking for space, flexibility, and long-term potential in a newer community.