



GRASSROOTS

REALTY GROUP

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**148 Howse Avenue NE
Calgary, Alberta**

MLS # A2309609



\$675,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,452 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Welcome to this gorgeous 2-storey residence located within the vibrant well sought after community of Livingston AI with new roof and siding. As you step inside, you will be greeted by an abundance of windows, natural light just beaming in, the entire home is spacious and inviting for entertaining or fully functional for your growing family. The open concept floor plan connects the living, dining, and kitchen. Upstairs you will find three bedrooms, two full bathrooms, walk in closet, lots of storage and a laundry room, Downstairs you will find a lovely developed space, one bedroom and a full bathroom, wet bar and a wall of custom built cabinets, would work well as a man cave, great space for guests or a mother-in-law. Fully fenced in back-yard with a beautiful deck, low maintenance landscaping that leads to an oversized double detached garage, 2x6 insulated walls, 10 ft ceilings, 8 ft door, attic trusses for tons of storage, and a calcana radiant gas heater, enough room in the panel to have power for two electric cars. There are so many amazing features this community has to offer. With quick access to both Stoney Trail and Deerfoot. Come check it out and fall in love with the home and community.