



**95 Howse Road NE**  
**Calgary, Alberta**

**MLS # A2310542**



**\$849,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,585 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, No Back L		

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** Book Shelves and Desk in Office, Storage cabinets in basement Family Room, Gas BBQ, Shade Cover on deck

A 'must see!' Outstanding luxury 5-bedroom family home in Livingston! Located on a quiet street & conveniently close to "the Hub", this home celebrates pride of ownership at every turn! A spacious foyer welcomes you. The heart of your home; the chef's kitchen (with gas stove, huge quartz island & tons of cabinets) flows seamlessly into your dining room, living room (with a feature floor-to-ceiling fireplace) with patio door to your massive deck! Off of the kitchen is a walk through passage with coffee bar, pantry and mudroom to the garage. A main floor den and 1/2 bath complete this functional, bright and spacious level. Upstairs boasts a family room, large laundry room, primary bedroom (with a beautiful 5-pc ensuite) 3 more bedrooms & a 4-pc family bathroom. The professionally developed lower level has a 5th bedroom, another 4 pc bath, a kitchenette, huge family room and ample storage. Other upgrades include: central AC, hot water for the outside faucets, attached shade-cover on deck, Radon Mitigation system installed and so much more! The owners have LOVED this home well and if you pause, you will sense their warm, inviting and caring vibe! Book your private viewing today!