



GRASSROOTS
REALTY GROUP

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176 Howse Crescent NE
Calgary, Alberta

MLS # A2322557



\$799,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,334 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Level, No Ne		

Heating:	Central, High Efficiency, Forced Air, Humidity Control, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning custom-built Karma 24 model, perfectly situated on a rare walkout pie-shaped lot with breathtaking eastern views and exceptional privacy. Offering over 2,300 sq. ft. of thoughtfully designed living space, this home seamlessly combines luxury, energy efficiency, and modern functionality. The impressive curb appeal showcases architectural detailing, a covered front entry, solar panels, and newer roof shingles. Step inside to discover 9-foot ceilings, wide-plank luxury vinyl flooring, and a bright open-concept layout designed for both everyday living and entertaining. The chef-inspired kitchen is sure to impress with quartz countertops, ceiling-height custom cabinetry, Whirlpool stainless steel appliances including a 5-burner gas cooktop, oversized central island with flush eating bar, built-in beverage cooler, walk-through pantry, and a spacious dining area overlooking the backyard and stunning views beyond. The main floor also features a versatile office or fourth bedroom, an expansive family room filled with natural light, a functional mudroom, and a 2-piece bathroom with plumbing in place for future shower and bathroom expansion. An elegant open-to-below staircase with upgraded spindle railings leads to the upper level, where you'll find a spacious bonus room, dedicated office/den, convenient laundry room, and three generously sized bedrooms. The luxurious primary retreat offers dual vanities, a makeup station, a massive walk-in closet, oversized glass-enclosed shower, and a relaxing soaker tub, creating a true spa-inspired ensuite experience. Outside, enjoy the fully fenced east-facing pie-shaped backyard featuring a covered upper deck and private lower patio—perfect for morning coffee, summer entertaining, or simply taking in the breathtaking sunrise and open views. Adding even more value, this exceptional home is

equipped with smart home technology, six solar panels, tankless hot water system, a whole-home fire suppression sprinkler system, upgraded plumbing, lighting and electrical fixtures, an electric vehicle charging rough-in, and future radon mitigation rough-ins. The walkout basement remains unspoiled and ready for your custom development, offering endless possibilities to expand your living space and tailor it to your family's needs. Located in the highly desirable community of Livingston, you'll enjoy being just steps from ponds, parks, pathways, playgrounds, soccer fields, skating rinks, schools, shopping, transit, and major roadways for convenient access throughout the city. A rare opportunity to own an extensively upgraded walkout home on a premium pie lot with spectacular views in one of Calgary's most sought-after communities. Schedule your private viewing today!