



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**198 Howse Drive NE
Calgary, Alberta**

MLS # A2326938



\$759,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,031 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, No Back Lane, See Rem		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: Contact Seller Directly

Click brochure link for more details* FULLY DEVELOPED BASEMENT* BUILT IN FIRE SPRINKLER SYSTEM THROUGHOUT THE HOME* CENTRAL AIR CONDITIONING* 9FT DOOR AT MAIN LEVEL* FRONT FACING UPPER LEVEL BONUS ROOM* OVERSIZED COMPOSITE DECK IN THE BACKYARD* ACROSS THE STREET FROM THE MAIN POND IN LIVINGSTON* SHORT WALK FROM THE LIVINGSTON HOA* Welcome to this exceptional family home in the highly sought-after community of Livingston! Built in 2019 and offering 2,031 sqft of thoughtfully designed living space above grade, plus a beautifully finished basement, this home combines modern style, comfort, and functionality. Quick possession available. The bright and inviting main floor features an open-concept design with luxury vinyl plank flooring, large windows, and contemporary finishes throughout. The stunning kitchen is the heart of the home, showcasing quartz countertops, stainless steel appliances, full-height cabinetry, a stylish backsplash, a large central island, and a spacious walk-through pantry that provides incredible storage and convenience. The adjacent dining area overlooks the backyard and opens onto an oversized composite deck, a premium low-maintenance upgrade ideal for entertaining, summer BBQs, and relaxing with family and friends. The fully fenced backyard also features a built-in underground sprinkler system and a quality resin storage shed, creating a functional and easy-to-maintain outdoor space. Upstairs, you’ll find three generously sized bedrooms along with a spacious front-facing bonus room that overlooks the street and enjoys beautiful evening sunset views, creating the perfect space to relax, unwind, or spend time with family. The thoughtfully designed upper-level layout offers an ideal balance of comfort, functionality, and

privacy for growing families. The professionally finished basement significantly expands the home's living space and features a large recreation room, dedicated media/lounge area, stylish wet bar with beverage fridge, bathroom, and flexible space perfect for an additional bedroom, home gym, office, playroom, or entertaining area. This home is loaded with valuable upgrades, including central air conditioning for year-round comfort, a tankless hot water system for energy efficiency and endless hot water, and a built-in residential fire sprinkler system that offers enhanced safety and peace of mind. Located in one of Calgary's most desirable newer communities, Livingston offers access to parks, playgrounds, pathways, schools, shopping, and the impressive Livingston Hub community centre. With quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport, this location provides exceptional convenience for families and commuters alike. This move-in-ready home offers the perfect combination of modern design, premium upgrades, and exceptional living space in one of Calgary's fastest-growing and most family-friendly communities.