



GRASSROOTS
REALTY GROUP

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119 Howse Hill NE
Calgary, Alberta

MLS # A2329651



\$729,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Solar Panels, EV Charger, Outdoor Camera

Welcome to 119 Howse Hill NE, a beautifully designed two-storey home in the highly sought-after community of Livingston, where modern finishes, functional living spaces, and thoughtful design come together to create the perfect place to call home. Offering a spacious layout with stylish upgrades and exceptional attention to detail, this home is ideal for growing families, professionals, or anyone seeking contemporary living in one of Calgary's premier northwest communities. Step inside and immediately appreciate the bright, open-concept main floor, where large windows allow natural light to flow throughout the home, creating a warm and welcoming atmosphere. The spacious living room provides the perfect place to relax with family or entertain guests, while the seamless connection to the dining area creates an ideal space for both everyday meals and special occasions. The thoughtfully designed layout offers excellent flow, making the home feel both comfortable and functional. The kitchen serves as the heart of the home, combining modern style with everyday practicality. Featuring sleek cabinetry, quartz countertops, stainless steel appliances, a large central island with seating, ample storage, and generous workspace, this kitchen is well-equipped for everything from busy weekday mornings to hosting family and friends. The adjacent dining area overlooks the backyard, creating an inviting setting for gathering together. Upstairs, the spacious primary bedroom provides a peaceful retreat complete with a walk-in closet and a beautifully finished ensuite designed for comfort and privacy. Additional bedrooms are generously sized, offering flexibility for children, guests, or a home office. A well-appointed full bathroom and convenient upper-level laundry room complete the second floor, adding practicality to everyday living. The fully finished basement extends the

home's living space with a large recreation area that can easily accommodate a media room, games area, fitness space, or children's playroom. An additional bedroom and full bathroom provide excellent flexibility for guests, teenagers, or multi-generational living while still offering plenty of storage space to keep everything organized. Step outside and enjoy the fully landscaped backyard, offering plenty of room to relax, entertain, or watch the kids play. Whether you're enjoying summer barbecues on the patio, gathering around with family, or simply unwinding after a busy day, the outdoor space is designed to complement the home's comfortable interior. The attached garage and additional driveway parking provide convenience year-round. Living in Livingston means becoming part of one of Calgary's most exciting master-planned communities. Residents enjoy exclusive access to The Livingston Hub, a 35,000-square-foot homeowners' association facility featuring a gymnasium, tennis courts, skating rinks, splash park, playgrounds, community events, and year-round recreational programming! Book your showing today!