



GRASSROOTS
REALTY GROUP

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75 Howse Crescent NE
Calgary, Alberta

MLS # A2338755



\$669,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,894 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Cleared, Cul-De-Sac, Front Yard, Low Maintenance Landscape, No I		

Heating:	Baseboard, High Efficiency, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hood-Fan, Refrigerator/Washer/Dryer (in the Basement)		

****Open House Saturday, September 19th from 2 pm to 4pm**** Welcome to this stunning detached home in the vibrant community of Livingston, offering no neighbours behind for added privacy! Situated on a deep 131 ft lot, this property provides an extended backyard, perfect for outdoor enjoyment. This beautifully designed home features a massive front porch and approximately 1,900 sq. ft. of living space above grade, with 9-ft ceilings and luxury vinyl plank flooring throughout the main floor. The spacious foyer includes a large closet and leads to a bright front office with south exposure, filling the space with natural light. The chef-inspired kitchen is truly the heart of the home, showcasing ceiling-height cabinetry in a modern cream tone, an elegant full-height tile backsplash, Granite countertops, and stainless steel appliances, including an electric cooktop, built-in oven and microwave, and range hood fan. A massive corner pantry adds extra convenience. The adjacent dining area easily accommodates an 8-seat table and flows seamlessly into the cozy living room, highlighted by large windows that flood the space with natural light. At the rear, you'll find a spacious mudroom leading to a large deck, a low-maintenance backyard, and a double detached garage. Upstairs features a functional and family-friendly layout with plush carpeting throughout, a bonus/family room perfect for entertaining, and convenient upper-floor laundry. The primary bedroom offers space for a king-size bed, a luxurious 5-piece ensuite with double vanity, a walk-in closet, and the rare bonus of private balcony access. Two additional generously sized bedrooms and a 4-piece bathroom complete the upper level. The home is also equipped with a security system throughout. A standout feature is the legal basement suite with a separate side entrance, complete with a full kitchen, spacious

bedroom, large windows (larger than standard), and a 4-piece bathroom an excellent opportunity for rental income (previously rented for \$1,800/month) or multi-generational living. Located just minutes from Stoney Trail, close to shopping and amenities, and only a 2-minute walk to the bus stop, this home offers the perfect combination of comfort, convenience, and investment potential. Don't miss your chance to own this exceptional property! * Roof, Gutters and Siding 2024 - Energy-efficient triple-pane windows * 2 Minutes walk to the bus stop!