



GRASSROOTS
REALTY GROUP

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43 Howse Manor NE
Calgary, Alberta

MLS # A2344360



\$700,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: NA

Room to breathe is hard to find in Livingston, and this is it. Set on just under 7,300 sq ft, one of the largest lots in the community, this home pairs standout outdoor space with a bright, modern interior and a location that keeps getting better. The fully landscaped, southwest-facing backyard is the showstopper. A generous cedar-stained deck with privacy screens flows onto a stamped patio and an expansive level lawn, framed by young trees and a storage shed. Soak up all-day sun, host the whole crew, or give the kids and pets space to roam. It is rare space, and it backs a quiet setting. Inside, over 2,000 sq ft is finished with an open, light-filled main floor. Wide-plank flooring runs through a living room anchored by a sleek linear fireplace and a designer feature wall, opening to a dining area with oversized windows and a chef's kitchen that delivers: crisp shaker cabinetry, quartz counters, stainless steel appliances, a chimney hood fan, tile backsplash, walk-in pantry, and a large island with seating. A mudroom, 2-piece bath, and double attached garage complete the level. Upstairs is a smart, family-friendly layout. The spacious primary retreat features a walk-in closet and 4-piece ensuite, joined by two additional bedrooms, a full 4-piece bath, upper-floor laundry, and a large central bonus room that flexes as a media space, playroom, or home office. The basement is a blank canvas, currently set up as an impressive home gym and ready for your future plans, with a large rec room footprint, storage, and utility. Added comfort throughout: on-demand hot water means you never run out, plus lower energy costs and more usable space. Livingston keeps coming into its own. Residents enjoy The Hub, the community's 35,000 sq ft amenity centre with a splash park, gymnasium, skating rink, tennis and basketball courts, and year-round programming. A new school is in the

design stage, and the adjacent commercial district is nearing completion, bringing everyday shopping and services within easy reach. With quick access to Stoney Trail and Deerfoot, this is location, space, and community all in one. Come see the lot and the lifestyle for yourself. Message or email today to book your private showing.