



GRASSROOTS
REALTY GROUP

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176 Howse Crescent NE
Calgary, Alberta

MLS # A2351608



\$749,900

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 Neighbours Behind		

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		

Why settle for a new build when you can have more, already done in this almost new and very well maintained home? Save yourself the time, expense, and hassle of finishing the exterior with almost \$20,000 in completed landscaping, concrete work, walkout deck, a fully fenced backyard, and beautifully developed outdoor spaces. Enjoy the benefits of an established outdoor setup without the additional costs and waiting that often come with a brand-new home. Welcome to this stunning custom-built floor plan in the highly sought-after community of Livingston! Situated on a rare walkout pie-shaped lot with unobstructed eastern views and NO NEIGHBOURS BEHIND, this exceptional home offers over 2,300 sq. ft. of thoughtfully designed living space, premium upgrades, and features that are increasingly hard to find in today's new construction floor plans. The bright, open-concept interior features 9-foot ceilings, luxury vinyl plank flooring, and a chef-inspired kitchen with quartz countertops, ceiling-height cabinetry, a 5-burner gas cooktop, walk-through pantry, and a massive central island with a built-in beverage fridge and eating bar. The main floor also offers a versatile office or fourth bedroom, an expansive family room filled with natural light, a functional mudroom, and a 2-piece bathroom with plumbing already in place for future shower and bathroom expansion. An elegant open-to-below staircase with upgraded spindle railings leads to an upper level designed with space and functionality in mind. This home offers three generously sized upstairs bedrooms, giving your family the room it needs for comfortable living. The upper level also features a spacious bonus room, a dedicated office or den, and a convenient laundry room. Enjoy spectacular sunrises from the covered upper deck, a private lower patio, and an unobstructed view with exceptional privacy. Additional

highlights include six solar panels, smart home technology, tankless hot water, whole-home fire suppression sprinklers, EV charging rough-in, and an unspoiled walkout basement ready for future development. Conveniently located near parks, ponds, pathways, schools, shopping, and major roadways. Don't just compare it to new construction—come experience the space, upgrades, and incredible views for yourself! Photos simply won't do it justice. Book your private showing today!