



GRASSROOTS
REALTY GROUP

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29 Howse Terrace NE
Calgary, Alberta

MLS # A2216155



\$844,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,206 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Veneer, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this exquisite freshly painted double garage attached home, offering over 2800 sq ft of impeccable living space in one of Calgary's most desirable neighborhoods. From the moment you step inside, you'll be captivated by the bright, open-concept design that seamlessly blends elegance, comfort, and functionality. The heart of this home is the spacious main floor, featuring a stunning kitchen with sleek stainless steel appliances, gorgeous quartz countertops, and a large kitchen island—perfect for cooking and entertaining. The open living and dining areas flow effortlessly, with doors leading to a large deck and a beautifully landscaped backyard, ideal for summer barbecues and outdoor gatherings. A convenient powder room is located on the main floor, adding comfort for guests. Need extra space? The main floor also includes a den with a window, perfect as a home office or easily convertible to a bedroom. Upstairs, discover four generously sized bedrooms, including a master suite that will leave you in awe. Enjoy your private oasis with a luxurious 5-piece ensuite, designed for ultimate relaxation. A second full bathroom serves the other bedrooms, and a laundry room adds ease to your daily routine. The bonus room offers a cozy spot for family time or additional living space. The fully finished basement is a true entertainer's dream! Featuring a spacious family room that could easily be transformed into a bedroom, a stunning wet bar, a huge recreation room, and a full bathroom—this level is perfect for hosting friends or creating a personal retreat. With ample storage throughout, you'll never run out of space to keep your home organized. This incredible home is equipped with central air conditioning, a brand-new hail-resistant roof, new siding on two sides, and new rear windows—offering

both beauty and peace of mind. Don't miss your chance to own this stunning home in a prime Calgary location. It's ready to move in and waiting for you!