



**GRASSROOTS**  
REALTY GROUP

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**180 Howse Crescent NE**  
**Calgary, Alberta**

**MLS # A2216743**



**\$769,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,309 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Views		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage Shelving, Tire Racks

**\*\* PRICED TO SELL - QUICK POSSESSION \*\* Custom Jayman BUILT Home - Award Winning Karma 24 Model \*\* Family Approved \*\* Pie Lot & Views \*\* Extensive upgrades and superior quality, with over 2300+ square feet of luxurious air-conditioned living space. You will be impressed with the privacy of an oversized homesite with a private east-facing, fully fenced backyard with a covered 10' x 10' upper wood deck. Enjoy this convenient Livingston Location - Steps away from the ponds, Ice rink, parks, pathways, schools, shopping, soccer, bike paths, transit, and the central north expressways. Rich curb appeal with architectural features - dramatic roof lines, attached garage with smart board trim, detailed door & full-sized concrete driveway, covered entry, solar panels, and new roof shingles complete this spectacular elevation. There are extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes quartz counter tops, custom wood cabinets/doors, extension trims, Whirlpool stainless steel fridge/hood fan/dishwasher/microwave/gas cooktop range with five burners, recessed lighting, oversized central island, island with a flush eating bar & grey granite under mount sink, walk-through pantry with extra storage & a large central breakfast nook. The main floor layout offers high 9-foot ceilings, a main floor office or bedroom, a super-sized family room, and rich, wide-plank LVP floors featured from the front entrance and throughout the main floor. The large mud room offers more storage and easy access to the garage. Upstairs leads to the upper three bedrooms, a bonus room, and a laundry room. The primary bedroom suite includes his and hers vanity sinks, massive walk-in closets, an easy connection to the upper laundry room, an oversized shower with glass door, and a gorgeous soaker tub to complete this stunning**

spa-like en-suite. BONUS: The basement is unspoiled for your specific plans. Plus, smart home technology, whole interior fire suppression sprinkler system, 6 solar panels, Navien tankless hot water heater, 9' main floor ceilings, generously sized bedrooms with large windows, electric car plug rough-in, future radon basement piping rough-in, plumbing/lighting, and electrical fixtures upgraded! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!