



GRASSROOTS
REALTY GROUP

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59 Howse Manor NE Calgary, Alberta

MLS # A2216826



\$749,000

Division:	Livingston		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,164 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Close to Clubhouse		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: n/a

Welcome to 59 Howse Manor NE – Elegant Design Meets Multi-Generational Living in Vibrant Livingston! Step into over 3,000 sq ft of thoughtfully designed living space in this stunning 5-bedroom, 4.5-bath home, perfectly situated in the heart of Calgary’s sought-after Livingston community. This property is an ideal fit for growing or multi-generational families, featuring a convenient main floor bedroom with a private 4-piece ensuite – a true granny suite offering comfort, privacy, and flexibility. The open-concept main level flows seamlessly from the modern kitchen to the spacious dining and living areas, perfect for entertaining. Upstairs, you’ll find a large family room, generous bedrooms, a luxurious primary suite with a spa-like 5-piece ensuite, and a full laundry room. The fully finished basement offers even more space, with a rec room, den, an additional bedroom, and a full bath – perfect for guests, teens, or a home office. Located in Livingston – one of Calgary’s most exciting new master-planned communities, residents enjoy access to a 35,000 sq ft HOA facility with a gym, splash park, skating rink, and event spaces. With over 250 acres of open space, future schools, walking paths, and a strong sense of community, Livingston is where modern families thrive. This is more than just a home – it’s a lifestyle. Don’t miss your opportunity to make 59 Howse Manor NE yours today!