



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

26 Howse Row NE
Calgary, Alberta

MLS # A2216946



\$665,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,633 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Level, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Brick, Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Quartz Counters, Vinyl Windows | | |

Inclusions: TV Bracket in Living Room

Like-new home located in the highly sought-after community of Livingston! This bright and inviting residence features a cozy, open-concept layout with neutral tones throughout. The main floor showcases a beautifully upgraded kitchen with ample cabinetry, a large central island, quartz countertops, stylish backsplash, and premium stainless steel appliances—including a gas stove and a fridge with water and ice dispenser. Additional highlights include 9-foot ceilings, two skylights, a gas fireplace, a spacious living and dining area, a 2-piece guest bathroom, a mudroom, and convenient side entrance access. An elegant curved staircase leads to the upper level, where you'll find a generous primary suite complete with dual sinks, an oversized shower, and a walk-in closet. Two additional well-sized bedrooms, a full bathroom, and an upper-level laundry room (washer & dryer included) complete this floor. Both bathrooms are finished with quartz countertops and tile flooring. The unfinished basement offers endless possibilities to personalize the space. Outside, enjoy a beautifully landscaped, fully fenced backyard with a large deck—perfect for relaxing or entertaining. A massive double detached garage provides secure parking and storage for Calgary's winter months. Ideally located on a quiet street near the community center, pond, and playgrounds, with quick access to Stoney Trail, Deerfoot Trail, Airdrie, and the airport. Built by Brookfield Residential, this home offers quality, comfort, and convenience in a thriving neighborhood.