



GRASSROOTS
REALTY GROUP

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31 Howse Manor NE Calgary, Alberta

MLS # A2226757



\$699,990

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)		
Inclusions:	NA		

Open House Sat JULY 5th at 2-4PM: Beautifully maintained home located in the sought-after community of Livingston. The open-concept main floor features soaring 9' ceilings and an abundance of natural light, with a spacious living and dining area that flows seamlessly into a modern kitchen. Enjoy high-end finishes including a massive quartz island, walk-in pantry, and a well-planned mudroom connecting to the double attached garage. Step through patio doors to a large deck and a fully fenced backyard—ideal for summer entertaining. Upstairs, discover a bright and versatile bonus room, convenient laundry, and three generously sized bedrooms. The elegant primary suite offers a walk-in closet and a spa-inspired ensuite with dual quartz vanities. The secondary full bath is also upgraded with quartz counters. Perfectly located near scenic pond-side walking trails and community green spaces, this home offers quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, and VIVO Recreation Centre. HOA fees include year-round access to Livingston's state-of-the-art community centre featuring a gymnasium, outdoor skating rink, skate park, and more.