



GRASSROOTS
REALTY GROUP

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66 Howse Common NE
Calgary, Alberta

MLS # A2228622



\$759,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,034 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Shed, 2 shelves in living room, 5 small shelves in the bonus room, 4 shelves in kids bedroom, larger shelf in bonus room, TV bracket in primary bedroom, entertainment centre in basement, TV bracket in basement, bar fridge in basement

Welcome home in Livingston! This gorgeous, sun drenched, fully developed home has it all! Upgraded and ready for new owners - As you enter the home you have a generous landing with lots of space, beautiful gleaming flooring throughout the main floor, Enter the main living space and enjoy the amazing kitchen complete with a huge island, quartz countertops, loads of cabinets and counter space, upgraded stainless steel appliances and tiled backsplash. the main floor is wide open and has tons of space for your dining table and chairs and all of your living room furniture with the beautiful fireplace as the main focal - this is a great space for family dinners and entertaining guests! the main floor is finished off with a half bath, mud room to the garage and sliding doors to the sunny south yard! Upstairs has an awesome and huge bonus room, a primary bedroom with a full ensuite bathroom and a walk in closet, 2 additional good sized bedrooms, another full bathroom for the kids and upper laundry! The basement is fully finished with a large rec room and a 3 piece bathroom as well as some storage space! The features you will appreciate here are BRAND NEW Siding, Shingles and front window (insurance claim from the hail storm) upgraded lighting, appliances, Central A/C, prime location with easy access to the major roadways to get you anywhere quickly, tankless hot water, finished garage and so much more! this is a great home and is ready for someone to love it just like the current owners have! Come and have a look :)