



GRASSROOTS
REALTY GROUP

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90 Howse Common NE
Calgary, Alberta

MLS # A2231416



\$819,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,278 sq.ft.	Age:	2021 (4 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Very beautiful open view, 6 bedrooms, side entrance, and finished basement, welcome to this fully upgraded 2278 sqft single family home in popular Livingston. It features central air conditioned, LVP flooring throughout and 9 feet ceiling on the main floor, wrought iron spindles on the stairs, upgraded large glass panel, knock down ceiling, quartz counter tops in the kitchen and bathrooms, and upgraded lighting package. Upper floor has 4 bedrooms, large and bright master bedroom, ensuite with double vanity sinks, separated shower and bathtub, large bonus room, functional compartment main bathroom with double vanity sinks, and laundry room. Main floor with sunny living room, sliding door to private deck, beautiful deck with glass panel railing and stairs to the backyard, upgraded kitchen cabinets and chimney hood fan stainless steel appliances, spacious dining area, walk through pantry, and office with window and closet, can be used as a bedroom. Finished basement with separated entrance, extra bedroom, full bathroom, and large family room. It has been fully fenced, backyard with large concrete patio. It closes to the future community center, shopping, playground, and easy access to major roads. ** 90 Howse Common NE **