



GRASSROOTS
REALTY GROUP

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82 Howse Common NE
Calgary, Alberta

MLS # A2236350



\$709,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,095 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Fruit Trees/Shrub(s), No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully presented two-storey detached home in the vibrant and growing community of Livingston. With 2,095 sq.ft. of thoughtfully designed space and a south-facing backyard, this home offers the perfect blend of comfort, style, and future potential. The main level features 9-foot ceilings and durable vinyl plank flooring throughout. The open-concept layout includes a bright Living Room with an electric fireplace and a Dining area that leads directly onto the sunny deck—complete with gas hookup and stairs down to the backyard, making it ideal for BBQs and outdoor entertaining. The backyard features a cherry tree, creating a lovely space for gardening or play. At the heart of the home is a modern Kitchen equipped with quartz countertops, a central island, stainless steel appliances and a walk-through pantry connecting conveniently to the mudroom and double attached garage. The home also features energy-efficient triple-pane windows and a tankless hot water system, enhancing comfort and efficiency. In the upstairs, you'll find a spacious Primary Suite complete with a walk-in closet and a 4-piece ensuite featuring double vanities. Two additional bedrooms are well-sized and share a full 4-piece bathroom. A generous Bonus Room offers great flexibility for a family lounge or media space. On the side, there's a built-in desk make it a perfect spot for a home office or study nook. A dedicated laundry room on this level adds everyday convenience and keeps household chores easily accessible. The unfinished basement includes a bathroom rough-in, offering excellent potential for future development—whether it be a home gym, additional bedrooms, or a recreation area. Located in a well-connected neighbourhood, this home is just minutes from the Livingston Hub, parks, schools, shopping, and major routes such as

Stoney Trail and Deerfoot Trail.