



**GRASSROOTS**  
REALTY GROUP

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**274 Howse Drive NE**  
**Calgary, Alberta**

**MLS # A2236895**



**\$799,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,898 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Microwave hood fan, Refrigerator, Electric range, washer/dryer stacked in the basement.

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home on a sunny corner lot in the vibrant and growing community of Livingston, Calgary. Thoughtfully designed with a main floor den—ideal for a home office—and an upper-level bonus room for added space and flexibility. The stylish kitchen features a large quartz island, chimney-style hood fan, built-in microwave, and upgraded cabinetry—perfect for both everyday living and entertaining. This home also includes a 1-bedroom, 1-bathroom basement suite (illegal) with a private entrance, offering excellent rental income potential or space for extended family. Enjoy peace of mind with brand new roofing, vinyl siding, and gutters, and bask in the natural light that fills every room thanks to the home's corner lot placement. Located just a short distance to the Livingston Hub, which features a community center, banquet facility, meeting and multi-use rooms, gym, playgrounds, and more, this home offers convenience, value, and lifestyle in one of Calgary's most sought-after new neighborhoods. Aggressively priced and move-in ready—don't miss this incredible opportunity!