



GRASSROOTS
REALTY GROUP

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160 Howse Crescent NE
Calgary, Alberta

MLS # A2236970



\$834,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,040 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Views		

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

Inclusions: N/A

Walk out basement with beautiful new, 4 bedrooms on upper floor, and fully upgraded, welcome to this beautiful family home in popular Livingston. It features LVP flooring and 9 feet ceiling on the main floor, quartz counter tops in the kitchen and washrooms, knock down ceiling, stainless steel appliances, and upgraded lighting package. Upper level with 4 bedrooms, large master bedroom with panoramic view, large ensuite with double vanity sinks, and separated bath tub and shower, large bonus room, and upper floor laundry room. Main floor with large and sunny living room, huge kitchen with lots of cabinets, spacious eating area, and sliding door to large walk out deck. It has been fully fenced and nicely landscaped. It is convenient located, closes to playground, shopping, and easy access to major roads. **
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