



GRASSROOTS
REALTY GROUP

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80 Howse Manor NE
Calgary, Alberta

MLS # A2237367



\$715,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,019 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Pantry		

Inclusions: N/A

Welcome to this stunning custom-built home in the vibrant community of Livingston! From the moment you step through the front door, you'll feel right at home. The spacious entryway offers plenty of room for everyone to come in and comfortably remove their shoes. Inside, rich vinyl plank flooring and soaring 9-foot ceilings guide you through the beautifully designed main floor. The heart of the home is a stylish, modern kitchen featuring trendy finishes, a large central island, and stainless steel appliances—perfect for everyday living and entertaining. Adjacent to the kitchen is a generous dining area that opens onto a deck leading to a fully landscaped and finished backyard, ideal for enjoying summer evenings. The main floor also features a cozy living room with a stunning gas fireplace and custom carpeted flooring for added warmth and comfort. Upstairs, you'll find a central bonus room, two spacious bedrooms, a full main bathroom, and a convenient upper-level laundry room. The primary suite is a true retreat, showcasing a luxurious 5-piece ensuite with dual vanities and a massive walk-in closet. Additional highlights include a built-in fire sprinkler system, a double front-attached garage, and roughed-in solar panel wiring for future sustainability. Don't miss your chance to own this incredible home—schedule your showing today, before it's gone!