

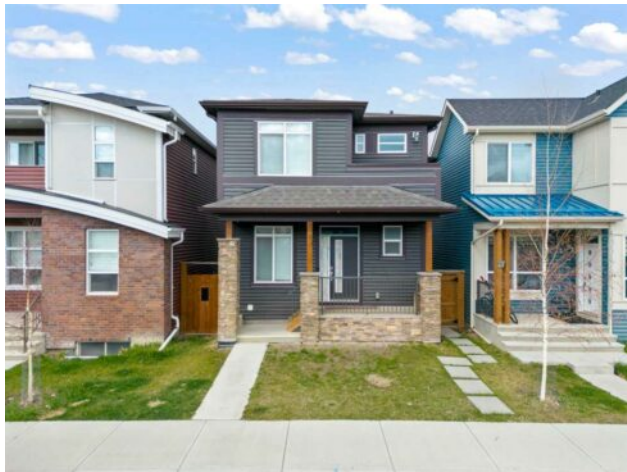


GRASSROOTS
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75 Howse Crescent NE
Calgary, Alberta

MLS # A2241942



\$739,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,881 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage		
Inclusions:	None		

Welcome to this impeccably maintained 4-bedroom, 3.5-bathroom detached home, perfectly situated in the vibrant community of Livingston, Calgary. Designed for both relaxation and productivity, this home immediately captivates with its inviting ambiance and functional layout. The heart of the home is the stunning kitchen, a chef's delight featuring upgraded stainless-steel appliances, a sleek chimney hood fan, built-in microwave, cooktop, and beautiful countertops. Natural light floods the bright and cozy living room, creating a serene space for everyday living. The main floor also offers a dedicated office with elegant double French doors and a convenient half bathroom. Upstairs, the master bedroom provides a private retreat with its own ensuite bathroom and a tranquil balcony. Two additional spacious bedrooms, a full washroom, and a versatile bonus room offer ample space for family or guests, while upper-level laundry facilities add everyday convenience. Modern upgrades include a 200 AMP electrical panel, central vacuum rough-in, and a Ring Security System for enhanced peace of mind. Step outside to discover fully landscaped front and side yards, leading to an expansive, low-maintenance backyard complete with a double detached garage and a deck. A separate entrance leads to the legal basement suite, boasting above-ground "sunshine" windows that flood the space with natural light. This fully equipped suite features nine-foot ceilings, a bedroom, full bath, spacious family room, full kitchen, in-suite laundry, and ample storage & offering incredible flexibility and potential for rental income or multi-generational living. Livingston residents enjoy unparalleled access to the 35,000 sq ft HOA facility, "The Hub," which includes tennis courts, a skating rink, basketball court, playgrounds, and an indoor gymnasium, fostering a truly active

and connected lifestyle. Commuting is a breeze with convenient access to major transportation routes like Stoney Trail and Deerfoot Trail, connecting you effortlessly to downtown Calgary and beyond. This property is more than just a home; it's a savvy investment with endless possibilities. Don't miss this incredible opportunity!