



GRASSROOTS
REALTY GROUP

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29 Howse Terrace NE
Calgary, Alberta

MLS # A2242288



\$799,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,212 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Wet Bar		

Inclusions: Smart Holiday Lights - Call seller directly

Click brochure link for more details** Move-In-Ready Home in the Heart of Livingston! Welcome to over 2,800 sq. ft. of meticulously maintained living space in one of Calgary's most sought-after community. This exceptional property is a true reflection of pride of ownership, offering a thoughtfully designed, family-friendly layout with high-end upgrades throughout. The main floor greets you with a bright and open-concept layout that's perfect for both entertaining and everyday living. The dream kitchen is equipped with beautiful quartz countertops, upgraded stainless steel appliances, a large island, and ample cabinetry. It seamlessly flows into the spacious living room, where you can cozy up by the gas fireplace. The adjacent dining area opens up to a huge deck and beautifully landscaped backyard, creating an ideal space for hosting friends and family. There's also a versatile den or home office with a window, which could easily be transformed into a fifth bedroom. For added convenience, there's a powder room for guests. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite featuring a spa-like 5-piece ensuite. A spacious bonus room offers endless possibilities—it can be used as a playroom, home office, or media space. The upper level also includes a full main bathroom and an upper-floor laundry room for added ease and convenience. The fully finished basement is an entertainer's dream, featuring an expansive recreation room with a wet bar, providing plenty of space to relax or have fun. The modern full bathroom and ample storage make this space even more functional. The home boasts several noteworthy upgrades, including central air conditioning for year-round comfort, a brand-new hail-resistant roof for peace of mind, new siding on two sides of the

home, and new rear windows. The main floor features 8-foot doors and ceiling-mounted speakers for an enhanced living experience. The large vinyl deck comes with a gas line for BBQs, and for added security, the home is equipped with a Ring Doorbell, cameras and monitored security system. This beautifully maintained home offers incredible value and versatility, making it ideal for growing families, entertainers, or anyone seeking space, comfort, and peace of mind in a thriving neighborhood.