



GRASSROOTS
REALTY GROUP

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64 Howse Drive NE
Calgary, Alberta

MLS # A2243521



\$719,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Open house, Sunday July 27 1:00 pm - 3:00 pm -----Welcome home to this immaculate, original owner, Brookfield built home. It is the perfect blend of style, comfort, and functionality. Pride of ownership is evident the moment you step inside. Perfectly located across from a serene green space with an unobstructed view, and a future school potential. Step inside and feel the difference. 9 foot ceilings, rich vinyl plank flooring, and abundance of natural west facing light creating a warm and welcoming atmosphere. The thoughtfully designed main floor features a private front den, an elegant dining area, a stylish kitchen with quartz countertops and ample cabinetry, a spacious living room, and a guest bathroom, all creating a functional layout for every day living. Going up the stairs enjoy a central bonus room perfect for family movie nights or playtime. A generously sized primary bedroom with a 4- piece en-suite, a spacious walk-in closet, and a balcony overlooking green space to enjoy your morning coffee. Two more bright bedrooms and a second 3-piece bath. The unfinished basement awaits your personal touch with potential for a side entrance, offering an exciting opportunity for a future Legal suite. Recent updates include a new roof and siding 2025, hot water tank 2022, and a double detached garage. Furnace is 6 years old. Situated in a family friendly community with easy access to Stoney Trail, close to grocery stores, cafés, restaurants, and parks. This home is move-in ready and waiting for you. Don't miss your chance to own this exceptional home in a growing neighborhood. Book your showing today.