



**GRASSROOTS**  
REALTY GROUP

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107 Howse Hill NE  
Calgary, Alberta

MLS # A2245007



**\$829,000**

|           |                                 |        |                  |
|-----------|---------------------------------|--------|------------------|
| Division: | Livingston                      |        |                  |
| Type:     | Residential/House               |        |                  |
| Style:    | 2 Storey                        |        |                  |
| Size:     | 2,354 sq.ft.                    | Age:   | 2017 (8 yrs old) |
| Beds:     | 4                               | Baths: | 3                |
| Garage:   | Double Garage Attached          |        |                  |
| Lot Size: | 0.09 Acre                       |        |                  |
| Lot Feat: | Back Yard, Lawn, Triangular Lot |        |                  |

|             |                                                                                           |            |     |
|-------------|-------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                   | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Laminate                                                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                           | Condo Fee: | -   |
| Basement:   | None, Unfinished                                                                          | LLD:       | -   |
| Exterior:   | Vinyl Siding                                                                              | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                           | Utilities: | -   |
| Features:   | Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry |            |     |

Inclusions: NA

Beautifully Upgraded Home in Vibrant Livingston! This meticulously maintained home offers luxury, comfort, and community in one of Calgary's most sought-after neighbourhoods. Just steps from the Livingston Community Centre, enjoy exclusive access to a splash park, gymnasiums, ice rinks, soccer fields, playgrounds, and more. Inside, you'll find a sunlit open-concept main floor with a stunning kitchen featuring a massive quartz island, premium stainless steel appliances, a walk-in pantry, and seamless flow into the dining and living spaces. The main floor also includes a home office (or 4th bedroom with closet), full bathroom, and a stylish mudroom. The upper level is designed for comfort and convenience, offering a primary bedroom with a generous walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a laundry room and a large bonus room provide ample space for family and guests. The insulated basement is ready for future development, with potential to expand to 3,300+ sq. ft. of living space. This home has been meticulously cared for and is the perfect combination of luxury, functionality, and community. With an outstanding location just 5 minutes from multiple parks and playgrounds, and full access to Livingston's top-tier amenities, this is a rare opportunity you won't want to miss. Book your private showing today—your perfect home awaits!