



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**69 Howse Common NE**  
**Calgary, Alberta**

**MLS # A2248301**



**\$775,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,137 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Hot Tub

Stunning Upgraded Home with Walkout Basement in Livingston! Welcome to this beautifully upgraded home located in the sought-after community of Livingston, featuring a fully finished walkout basement and thoughtfully designed living spaces throughout. As you step inside, you're greeted by a bright, open-concept layout filled with natural light. The main floor showcases 9-foot ceilings, luxury vinyl plank flooring, 8-foot doors, and oversized windows, offering both elegance and functionality. At the heart of the home is the gourmet kitchen, equipped with granite countertops, stainless steel appliances, a large island, full-height cabinetry, a built-in microwave, built-in oven, and a gas cooktop. The added spice kitchen with Gas Cooktop makes meal prep a breeze for any culinary enthusiast. The living and dining areas are anchored by a stylish electric fireplace, adding warmth and charm to the space. From here, step out onto the upper deck&mdash;perfect for enjoying your morning coffee or evening drink. Upstairs features three spacious bedrooms and a large bonus room with expansive windows that flood the space with natural sunlight. The primary suite is a true retreat, complete with a 5-piece ensuite including a double vanity, glass-enclosed shower, soaker tub, and a generous walk-in closet. This level is completed by a second full bathroom, a convenient laundry room, and maintains the upscale finish with 9-foot ceilings and 8-foot doors throughout. The fully finished walkout basement is ideal for extended family or guests, offering a fourth bedroom, full bathroom, and a spacious family room with direct access to the backyard. Additional features include Water Purifier, Water Softener, Hot Tub. Close to Livingston Community Centre, shopping, playgrounds, and with easy access to Stoney Trail. This home offers the perfect blend of luxury, comfort, and

location&mdash;a must-see for any serious buyer!