



GRASSROOTS
REALTY GROUP

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44 Howse Drive NE
Calgary, Alberta

MLS # A2251253



\$530,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,178 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: N/A

MOVE-IN READY | ACROSS FROM GREEN SPACE & LIVINGSTON HUB | MODERN UPGRADES | PERFECT FOR FAMILIES | Fall in LOVE with this beautiful 3-bedroom home in the vibrant community of Livingston. Designed for modern living, it combines style and comfort in a LOCATION FAMILIES WILL ADORE — directly across from a huge GREEN SPACE and steps from the incredible Livingston Hub with splash park, SKATING RINK, TENNIS courts, gymnasium and YEAR-ROUND ACTIVITIES for the whole family. Step inside and discover the OPEN-CONCEPT MAIN FLOOR featuring durable luxury vinyl plank flooring, oversized windows for TONS OF NATURAL LIGHT, and a welcoming living/dining space perfect for everyday life. The modern kitchen is the heart of the home, showcasing FULL-HEIGHT CABINETRY, stylish tile backsplash, pantry, STAINLESS STEEL APPLIANCES, and an ISLAND WITH EATING BAR. Just off the kitchen, the bright dining area is the perfect spot for family dinners or cozy weeknight meals. From here, enjoy easy access to the BACKYARD DECK, making indoor-outdoor living a breeze. A convenient 2-piece bath completes this level. Upstairs, the PRIMARY SUITE offers a private 4-piece ensuite and walk-in closet, while two additional bedrooms and another full bath provide space for kids, guests, or a home office. The unfinished lower level with bathroom rough-in is ready for your vision — whether you're dreaming of a playroom, gym, media lounge, or future in-law retreat. Outside, the large backyard with parking pad offers space to relax, play, or even build your future garage. Livingston is a MASTER-PLANNED COMMUNITY created for families to thrive. With the 35,000 sq ft Livingston Hub, plus over 200 acres of parks, trails, and playgrounds, there's always somewhere to play,

gather, and explore. Future schools and a town centre make life even more convenient, while QUICK ACCESS to Stoney and Deerfoot Trail means the rest of the city is never far away. Buying your 1st home or investment is an OPPORTUNITY at this price!