



GRASSROOTS
REALTY GROUP

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903, 60 Howse Lane NE
Calgary, Alberta

MLS # A2261712



\$392,782

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	973 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 246
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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LIMITED TIME PROMOTION - Choose 2 of 3: | FREE A/C (SUPPLY & INSTALL) | 2 YEARS FREE CONDO FEES | \$5,000 TOWARD WINDOW COVERINGS! Welcome to Meridian Townhomes in Livingston & Brookfield Residential's newest townhome community. The Brubeck model offers 2 bedrooms, 2.5 bathrooms, and nearly 1,000 sq. ft. of thoughtfully designed living space across two levels (RMS: 973 ft2, Builder: 1,035 ft2), complete with a private single attached garage. The open-concept main floor is bright and inviting, with a wall of south-facing windows that flood the space with natural light. The kitchen is beautifully finished with a chimney hood fan, built-in microwave, a full suite of stainless steel appliances, and a large quartz peninsula with pendant lighting that provides additional seating and overlooks the living and dining areas - perfect for entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find two spacious primary bedrooms, each with large closets and private ensuite, creating the ideal layout for roommates, guests, or a small family. Laundry is also located on the upper level for everyday convenience. The attached garage not only keeps your vehicle secure year-round but also provides extra storage space. Upgraded LVP flooring from the entryway to the main living level provides a clean and timeless design that offers durability all year long. With full builder warranty and Alberta New Home Warranty, this brand-new home offers peace of mind and low-maintenance living. Whether you're a first-time buyer, down-sizer, or investor, the Brubeck delivers exceptional value in the vibrant community of Livingston & Brookfield; close to parks, playgrounds, pathways, and the Livingston Hub. **Please note: This home is under construction and the photos are from a previous show home model, finishes will vary.

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