



GRASSROOTS
REALTY GROUP

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

82 Howse Common NE
Calgary, Alberta

MLS # A2264143



\$684,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neigh		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

Welcome to this well-designed home with a desirable south-facing backyard located in the vibrant community of Livingston. The contemporary kitchen features full height kitchen cabinets with a substantial bulkhead above, quartz countertops, a huge central island, upgraded stainless steel appliances, including 36" gas cooktop, built in wall oven and microwave and chimney hood fan and a walk-through pantry conveniently close to the mudroom and entry from the double-attached garage. The main floor boasts 9-foot ceilings, upgraded modern lighting and lots of pot lights, luxury vinyl plank flooring and a spacious living room with a modern electric fireplace. The dining area accommodates large dining furniture and seating for entertaining family and friends and leads to the good-sized rear deck, with a gas line to the BBQ, and stairs down to the backyard. The landscaped south backyard, with trees provides an attractive setting for gardening and outdoor enjoyment. Many features include energy-efficient triple-pane windows and a tankless hot water and Kinetico Water Softener. The upper floor showcases a central bonus room and a built-in desk and workspace for a home office or study. The primary suite includes a spacious walk-in closet and a four-piece ensuite with " walk in shower and double vanities. Two additional generous size bedrooms and a full four-piece bathroom plus a separate laundry room with full-size washer and dryer complete the upper floor. The unfinished basement awaits your design ideas and has a bathroom rough-in and lots of room for a 4th bedroom, a recreation room, a gym and plenty of storage. Ideally located in this desirable neighborhood of Livingston, just a short walk to the community center and and all of the outdoor recreation enjoyed all year round, plus parks, schools, shopping centers, and all major roadways.

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