



GRASSROOTS
REALTY GROUP

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13 Howse Row NE
Calgary, Alberta

MLS # A2272744



\$698,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Dishwasher, Electric Stove, Range Hood, Stacked Washer/Dryer

Discover this stunning detached home in the prestigious community of Livingston, offering over 2,500 sq ft of developed living space, perfect for families and investors alike. This exceptional property features a total of 5 bedrooms and 3.5 bathrooms, highlighted by a valuable legal two-bedroom suited basement with its own separate entrance and laundry unit, providing excellent income potential. The main floor boasts an open concept layout with beautiful vinyl flooring throughout, leading to a modern kitchen equipped with stainless steel appliances, granite countertops, a large central island, and a separate pantry. Upstairs, you'll find a generous bonus room and three well-proportioned bedrooms, including the primary suite with a five-piece ensuite and walk-in closet. The upper level is completed by an additional four-piece bathroom and a conveniently located, separate laundry room. Outside, the property provides a private, low-maintenance backyard retreat, highlighted by a large deck, perfect for summer entertaining and enjoying the sunshine. Furthermore, the home's prime location offers convenient access to Stoney Trail, making commuting and exploring the city a breeze. Don't miss the chance to own this beautiful property that perfectly blends luxury, space, and investment potential in a fantastic location. Schedule your private viewing today!