



**GRASSROOTS**  
REALTY GROUP

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**66 Howse Common NE**  
**Calgary, Alberta**

**MLS # A2273820**



**\$719,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,041 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	BBQ, Patio Furniture		

Welcome to this exquisite and fully developed home in the sought-after community of Livingston, offering 3 bedrooms, 3.5 bathrooms, a double attached garage, great back yard with large trees for privacy and over 2,600 sq. ft. of beautifully maintained and thoughtfully upgraded living space. With extensive recent improvements—including brand-new siding and shingles, fresh interior paint, upgraded lighting, central A/C, and a finished garage. From the moment you arrive, the charming curb appeal sets the tone for what awaits inside. Step into a bright, spacious foyer that flows seamlessly into the sun-drenched main floor, designed with both functionality and style in mind. The open-concept layout features gleaming flooring, large dining area, and an expansive living room highlighted by a chic, cozy fireplace that creates the perfect ambiance for everyday living or hosting guests. The gourmet chef's kitchen is a standout, offering premium stainless steel appliances, quartz countertops, a massive center island ideal for entertaining, abundant cabinetry, a tiled backsplash, and a convenient corner pantry. Whether you're preparing family meals or gathering with friends, this kitchen delivers exceptional space and comfort. Sliding patio doors lead to the beautifully treed sunny backyard, complete with a large deck and full fencing—perfect for relaxing, barbecuing, or children and pets to play. A well-appointed mudroom off the garage and a stylish 2-piece powder room complete the main level. Upstairs, you'll find an impressive bonus/family room that provides an additional living space for movie nights, a play area, or a home office. The thoughtfully designed upper level also includes, a full 4-piece bathroom, and a spacious laundry room for added convenience. The luxurious primary suite serves as your private retreat, offering a

walk-in closet and a spa-inspired 4-piece ensuite with modern finishes. The fully developed basement adds even more value with a large recreation room, a 3-piece bathroom, ample storage, and flexibility for future customization—whether you envision a home gym, hobby room, or additional guest space. Outside, the double attached garage is fully finished, and the driveway provides room for additional parking. The landscaped yard offers both beauty and privacy, making it an ideal space for outdoor enjoyment. Located in the vibrant community of Livingston—with access to the popular Community Hub, Splash Park, playgrounds, parks, green spaces, walking / bike paths, and excellent amenities—this home provides exceptional convenience with quick access to major roadways, shopping, restaurants, and public transportation. This stunning, move-in-ready property truly has it all—style, space, upgrades, location, and comfort. A must-see opportunity you won't want to miss!