



GRASSROOTS
REALTY GROUP

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66 Howse Common NE
Calgary, Alberta

MLS # A2277002



\$689,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind,		

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

Welcome to this beautifully maintained and fully developed home in the highly sought-after community of Livingston. Offering 3 bedrooms, 3.5 bathrooms, a double attached garage, a private backyard with mature trees, and over 2,600 sq. ft. of thoughtfully designed living space, this home combines comfort, functionality, and style. Recent upgrades include brand-new siding and shingles, fresh interior paint, upgraded lighting, central air conditioning, and a finished garage. From the moment you arrive, the charming curb appeal sets the stage. Inside, a bright and spacious foyer opens to a sun-filled main floor featuring an open-concept layout with gleaming flooring, a generous dining area, and an expansive living room centered around a stylish, cozy fireplace—ideal for everyday living and entertaining. The chef-inspired kitchen is a true highlight, complete with premium stainless steel appliances, quartz countertops, a large center island perfect for gatherings, ample cabinetry, tiled backsplash, and a convenient corner pantry. Sliding patio doors lead to the sunny, fully fenced backyard with mature trees, offering privacy, a large deck, and plenty of space for relaxing, barbecuing, or children and pets to play. A functional mudroom with garage access and a 2-piece powder room complete the main level. Upstairs, the spacious bonus/family room provides versatile living space for movie nights, a play area, or a home office. This level also includes a full 4-piece bathroom and a convenient laundry room. The primary suite offers a peaceful retreat with a walk-in closet and a spa-inspired 4-piece ensuite featuring modern finishes. The fully developed basement adds even more living space with a large recreation room, a 3-piece bathroom, ample storage, and flexibility for future use such as a home gym, hobby room, or guest area. Outside, the finished double attached garage and

driveway provide ample parking. The landscaped backyard offers both privacy and beauty, making it ideal for outdoor enjoyment. Located in the vibrant community of Livingston, residents enjoy access to the Community Hub, splash park, playgrounds, parks, green spaces, and extensive walking and bike paths, along with quick access to major roadways, shopping, restaurants, and public transportation. This move-in-ready home offers an exceptional combination of upgrades, space, and location—an opportunity not to be missed.