



**GRASSROOTS**  
REALTY GROUP

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123 Howse Hill NE  
Calgary, Alberta

MLS # A2277188



**\$799,800**

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,619 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Luxury Living | 3 Beds | 2.5 Baths | 2,619 SqFt | Gorgeous Modern Finishes | Expansive Living Space | Chef's Kitchen | Sparkling Quartz Countertops | Gas Cooktop | Built-in Stainless Steel Appliances | Spacious Kitchen Island with Barstool Seating | Walk-through Pantry | Mud Room | Main Level Office | High Ceilings | Electric Fireplace | Central AC | Recessed Lighting | Large Windows | Incredible Natural Light | 3 Upper Level Bedrooms | Upper Level Family Room & Laundry | Solar Panels | Great Storage | Unfinished Basement with Future Potential | Fully Fenced Backyard | Rear Deck | Great Lawn | Front Double Attached Garage | Driveway. Welcome home to your stunning 2-storey family home boasting 2,619 SqFt throughout the main & upper levels with an additional 1,088 SqFt in the unfinished basement. This home is full of spectacular modern finishes that shine throughout. Open the front door to a foyer with great walk-in closet for a neat & organized space. Step up into the main level where you'll find a home office & a welcoming open floor plan kitchen, dining & living area great for entertaining. The kitchen is outfitted with full height cabinets, a gas cooktop, stainless steel appliances, sparkling quartz countertops & a grand centre island with barstool seating. The kitchen has a walkthrough pantry that leads to the mud room connecting your interior garage to the rest of the home. The dining & living rooms are full of natural light as they are framed with sliding glass doors & large windows that overlook the backyard. The sliding glass doors off the dining room make an easy transition of indoor/outdoor living in the warm summer months! This leads to the deck & lawn waiting for your favourite outdoor furniture. The living room is modern & comfortable; a stunning floor to ceiling marbled tile accent wall frames an electric fireplace. The main level is complete with a 2pc powder

room. Upstairs holds 3 grandiose bedrooms, 2 bathrooms, a family room & laundry room. The primary bedroom is a personal oasis with plush carpet flooring, a private 5pc ensuite bath & walk-in closet. The ensuite has a deep soaking tub, double vanities, a makeup vanity, walk-in shower & private washing closet. The walk-in closet connects to the laundry room making it extremely accessible to you. Located in the middle of the upper level is the family room; this comfortable space separates the primary bedroom from the 2 additional bedrooms. Bedrooms 2 & 3 are both a great size & share the 5pc bath which has a pocket door separating the double vanity area from the washing area making it multi-person use. Downstairs, the basement is untouched meaning you can develop this space to fit your family's needs! Having 12 Solar Panels is both eco and cost friendly. The popular Livingston Hub is only 3 blocks away providing your family with great year round entertainment and activities! The double attached garage & driveway give you ample parking. Hurry & book a showing at this incredible home today!