



**80 Howse Manor NE  
Calgary, Alberta**

**MLS # A2297206**



**\$689,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,019 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<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>	Kitchen Island, No Animal Home, Pantry		

**Inclusions:** N/A

Step into this beautifully crafted home in the sought-after community of Livingston—where style, comfort, and modern living come together effortlessly. From the moment you enter, you’re welcomed by a bright, spacious foyer designed with everyday convenience in mind. The main floor impresses with rich vinyl plank flooring, soaring 9-foot ceilings, and a thoughtfully designed open-concept layout that feels both elegant and inviting. At the heart of the home is a stunning contemporary kitchen, complete with sleek finishes, stainless steel appliances, and a large central island—perfect for entertaining guests or enjoying casual family meals. The adjacent dining area flows seamlessly onto a private deck and fully landscaped backyard, creating the ideal setting for summer gatherings and relaxing evenings outdoors. Unwind in the cozy living room, featuring a striking gas fireplace and plush carpeting that adds warmth and charm. Upstairs, a versatile bonus room offers the perfect space for a media area, home office, or playroom. You’ll also find two generously sized bedrooms, a full bathroom, and a convenient upper-level laundry room. The luxurious primary suite is your personal retreat, boasting a spa-inspired 5-piece ensuite with dual vanities and an expansive walk-in closet. Additional features include a double front-attached garage, built-in fire sprinkler system, and roughed-in solar panel wiring—offering both peace of mind and future-ready efficiency. This exceptional home truly has it all. Don’t miss your opportunity—book your private showing today before it’s gone!