



**64 Howse Hill NE
Calgary, Alberta**

MLS # A2165991



\$800,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,261 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Landscaped, Level, Street Lighting, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vinyl Windows

Inclusions: N/A

Welcome to this stunning two-storey home, where elegance meets functionality in every detail. As you step into the grand foyer, you'll immediately appreciate the sense of space and sophistication that defines this residence. The main floor boasts impressive 9' ceilings and 8' doors, complemented by luxurious vinyl flooring throughout. The heart of this home is undoubtedly the dream kitchen, designed for both style and practicality. It features striking two-tone cabinets, a gas range with a chimney hood fan, and a built-in microwave. The kitchen is finished with gleaming quartz countertops, soft-close drawers, and a convenient walk-through pantry. Adjacent to the pantry is a large mudroom providing easy access to the double-car garage, and the main floor is completed with a contemporary half bath. Upstairs, the expansive primary bedroom is a private retreat. It includes a lavish ensuite with a comfort-height vanity featuring double sinks, a soaker tub, a separate shower, and a water closet. Two additional generously sized bedrooms offer ample space for family or guests. The large south-facing bonus room is bathed in natural light, perfect for entertaining or unwinding. Convenience continues with an upstairs laundry room, equipped with a counter over the appliances for added functionality. Step outside to the beautifully landscaped backyard, where you can unwind on your tiered deck, perfect for enjoying sunny days and serene evenings. The basement, with its large windows, is ready for your personal touch, offering endless possibilities for customization. Recent upgrades include a new roof and siding (2024), triple-pane windows, and a tankless hot water system, ensuring modern efficiency and peace of mind. This home combines luxurious finishes, thoughtful design, and modern amenities, making it the perfect setting for your next chapter.