



GRASSROOTS
REALTY GROUP

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18 Howse Terrace NE
Calgary, Alberta

MLS # A2201409



\$819,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,281 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Dry Bar, High Ceilings, Pantry, Separate Entrance		

Inclusions: N/A

Elegantly designed and impeccably crafted, this stunning residence in the heart of Livingston offers a seamless blend of modern luxury and timeless functionality. With 2,262 square feet of meticulously planned living space, including a fully developed basement with a private side entrance, every detail has been thoughtfully curated for style and comfort. The main floor exudes warmth with an inviting electric fireplace set against floor-to-ceiling built-in cabinetry, creating a refined yet cozy living space. The gourmet kitchen is a chef's dream, featuring sleek stainless steel appliances, extended-height cabinetry, and gleaming granite countertops that perfectly complement the spacious dining area—ideal for hosting unforgettable gatherings. A private den, framed by elegant open-concept doors, offers the perfect retreat for work or study. Upstairs, the luxurious primary suite boasts a spa-like five-piece ensuite and a generous walk-in closet, while two additional bedrooms and a massive luminous bonus room provide ample space for relaxation. The upper-level laundry room, complete with a built-in storage shelf, enhances everyday convenience. Downstairs, the beautifully finished basement offers exceptional versatility, with an additional bedroom, a stylish three-piece bathroom, a dedicated den, and a sophisticated wet bar—perfect for entertaining or creating a private guest retreat. Nestled on a full lot just steps from the vibrant Livingston Hub, this home masterfully balances design and function, delivering an exquisite living experience in one of the city's most desirable communities.