



GRASSROOTS
REALTY GROUP

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28 Howse Crescent NE
Calgary, Alberta

MLS # A2206457



\$648,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,688 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

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

Inclusions: Blinds and Curtains with rods, 5 Security Cameras.

Located in the highly sought-after community of Livingston on Center Street, this remarkable home offers the perfect blend of convenience, comfort, and modern design. Just minutes away from Costco, Superstore, No-Frills, Walmart, and schools, this property is ideal for families and professionals alike. Living Space Size: 1,688 sqft of thoughtfully designed living space. Bedrooms & Bathrooms: 3 spacious bedrooms and 2.5 modern bathrooms. Garage: Oversized garage with an 18-ft wide door, equipped with a Level 2 fast charger receptacle for electric vehicles. Outdoor Upgrades : Textured and colored concrete patio and walkway leading to the garage. Natural gas BBQ outlet for seamless outdoor cooking. Two cold water garden hose outlets and one hot water outlet for added convenience. Main Floor Highlights Great Room: Features impressive open-to-above ceilings soaring to 18 ft, filling the space with natural light and grandeur. Modern Kitchen: Upgraded full-height, dual-tone cabinets with soft-close doors and bin drawers. A large 9-ft quartz countertop island, perfect for cooking and entertaining. Dining Room: Ample space for family meals and gatherings. Office Space: A private area ideal for remote work or study. Pantry: Convenient storage for kitchen essentials. Design & Elevations Exterior: A modern facade with extra windows for abundant natural light. Foyer: Raised ceiling height of 11 ft, creating a grand entrance. Staircase: Elegant iron spindle railing as a standout feature. Upgrades & Finishes Flooring: Durable and stylish LVP flooring throughout the main and upper levels. Bathrooms: Quartz countertops and comfort-height toilets with soft-closing lids. Master Bath: Luxurious 6-ft glass shower door, tiled nook, and built-in bench. Second Bath: 6-ft glass bathtub door with full-height tiles. Bedrooms: Ample storage in all

rooms, including a walk-in closet in the master bedroom. Safety & Comfort Features: Fire Sprinklers are installed on all three floors for added safety. 9ft Basement Ceiling with 2 egress windows, providing the potential for future development. Water Softener, HVAC system, Gas Furnace, and Central AC Unit are included, ensuring year-round comfort. Central Vacuum Rough-In and the Home is equipped with an Ecobee Smart Thermostat for efficient temperature control. This Home blends modern aesthetics, thoughtful design, and practical upgrades, making it an exceptional choice for those seeking a stylish, functional home in a prime Calgary location. Best Comparable PRICE in Livingston.