



GRASSROOTS
REALTY GROUP

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174 Howse Drive NE
Calgary, Alberta

MLS # A2209671



\$699,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions:	None
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Discover this beautiful home in the vibrant new community of Livingston! PRIME LOCATION JUST CROSSED HUGE POND PARK! This well-maintained property features an open floor plan with 9' ceilings on the main floor, creating a bright and spacious atmosphere. The main area combines a large dining room and living room, alongside a contemporary gourmet kitchen with a huge quartz island, walk-in pantry, and a mudroom that leads to an upgraded, 2' wider double attached garage. Step outside through the patio doors to a large deck and fully fenced backyard—perfect for entertaining! Upstairs, you'll find three generously sized bedrooms, a bright bonus room overlooking the POND PARK and COMMUNITY CENTRE, and a convenient laundry room. The master suite includes an ensuite bath with double sinks and a walk-in closet. The second bathroom is also upgraded with dual sinks for added convenience. This beautiful home also has many upgrades: Brand new roof and siding, permitted EV charge, Newer A/C(2023), dishwasher and microwave (2023). This home Perfectly positioned facing a picturesque pond, green space, and a kids' playground, this home offers a peaceful yet convenient lifestyle. Enjoy quick access to scenic walking trails around the pond, where you can take in stunning sunrises and sunsets. You'll enjoy easy access to Stoney Trail, Deerfoot Trail, CrossIron Mall, shopping, and the VIVO Leisure Centre. HOA fees include access to the community centre, which offers a gymnasium, outdoor rink, skate park, and more.