



## 20 Howse Crescent Calgary Alberta

\$659,900

Welcome to 20 Howse Crescent, where luxury meets convenience in the heart of Livingston, Calgary's most coveted community. This stunning home boasts a grand entrance with soaring 16-foot ceilings, flooding the main floor with natural light that accentuates the open layout and exquisite kitchen. The main level is a showcase of premium upgrades including expansive windows, elegant railings, a cozy fireplace, and a gourmet kitchen equipped with stainless steel appliances, a gas range, chimney hood fan, built-in microwave, and a generous island perfect for entertaining. The dining room overlooks a fenced private backyard, ideal for summer gatherings and relaxation. Upstairs, retreat to the tranquility of the master bedroom featuring a luxurious 4-piece ensuite with an upgraded tiled shower and separate soaker tub. Two additional spacious bedrooms and another full bath provide ample space for family or guests. The 9-foot unfinished basement offers limitless potential for customization to suit your lifestyle needs. Livingston Community epitomizes modern living with its unparalleled amenities, highlighted by the renowned 35,000 sqft Livingston Hub. Residents enjoy access to a skating rink, water spray park, ping pong tables, gymnasium, playgrounds, tennis courts, banquet facilities, community kitchen, daycare spaces, and more. Future-proofed with planned stops on the upcoming Green LRT Line, Livingston is designed by Brookfield Development, ensuring a prime location near Deerfoot and Stoney Trails. This home surpasses expectations and presents an opportunity not to be missed. Call today to arrange your private showing and experience the epitome of contemporary living at 20 Howse Crescent. (id:6769)

2pc Bathroom 5.08 Ft x 4.67 Ft  
Dining room 13.00 Ft x 11.58 Ft  
Kitchen 12.42 Ft x 15.25 Ft  
Laundry room 5.50 Ft x 6.17 Ft  
Living room 14.92 Ft x 16.25 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft  
4pc Bathroom 4.92 Ft x 12.50 Ft  
Bedroom 9.75 Ft x 9.83 Ft  
Bedroom 9.75 Ft x 9.92 Ft  
Primary Bedroom 13.25 Ft x 12.00 Ft

Listing Presented By:



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**Mirror**

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