



## 31 Howse Manor Calgary Alberta

\$699,990

Open House Sat JULY 5th at 2-4PM: Beautifully maintained home located in the sought-after community of Livingston. The open-concept main floor features soaring 9' ceilings and an abundance of natural light, with a spacious living and dining area that flows seamlessly into a modern kitchen. Enjoy high-end finishes including a massive quartz island, walk-in pantry, and a well-planned mudroom connecting to the double attached garage. Step through patio doors to a large deck and a fully fenced backyard--ideal for summer entertaining. Upstairs, discover a bright and versatile bonus room, convenient laundry, and three generously sized bedrooms. The elegant primary suite offers a walk-in closet and a spa-inspired ensuite with dual quartz vanities. The secondary full bath is also upgraded with quartz counters. Perfectly located near scenic pond-side walking trails and community green spaces, this home offers quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, and VIVO Recreation Centre. HOA fees include year-round access to Livingston's state-of-the-art community centre featuring a gymnasium, outdoor skating rink, skate park, and more. (id:6769)

Living room 13.25 Ft x 11.33 Ft

Kitchen 18.25 Ft x 10.08 Ft

Dining room 11.17 Ft x 8.75 Ft

2pc Bathroom 7.67 Ft x 2.92 Ft

Primary Bedroom 14.00 Ft x 13.17 Ft

4pc Bathroom 9.08 Ft x 8.92 Ft

Bedroom 11.33 Ft x 9.17 Ft

Bedroom 10.58 Ft x 9.25 Ft

4pc Bathroom 8.58 Ft x 5.33 Ft

Laundry room 8.92 Ft x 5.33 Ft

Bonus Room 15.00 Ft x 15.58 Ft

Listing Presented By:



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