



## 64 Howse Hill Calgary Alberta

\$800,000

Welcome to this stunning two-storey home, where elegance meets functionality in every detail. As you step into the grand foyer, you'll immediately appreciate the sense of space and sophistication that defines this residence. The main floor boasts impressive 9' ceilings and 8' doors, complemented by luxurious vinyl flooring throughout. The heart of this home is undoubtedly the dream kitchen, designed for both style and practicality. It features striking two-tone cabinets, a gas range with a chimney hood fan, and a built-in microwave. The kitchen is finished with gleaming quartz countertops, soft-close drawers, and a convenient walk-through pantry. Adjacent to the pantry is a large mudroom providing easy access to the double-car garage, and the main floor is completed with a contemporary half bath. Upstairs, the expansive primary bedroom is a private retreat. It includes a lavish ensuite with a comfort-height vanity featuring double sinks, a soaker tub, a separate shower, and a water closet. Two additional generously sized bedrooms offer ample space for family or guests. The large south-facing bonus room is bathed in natural light, perfect for entertaining or unwinding. Convenience continues with an upstairs laundry room, equipped with a counter over the appliances for added functionality. Step outside to the beautifully landscaped backyard, where you can unwind on your tiered deck, perfect for enjoying sunny days and serene evenings. The basement, with its large windows, is ready for your personal touch, offering endless possibilities for customization. Recent upgrades include a new roof and siding (2024), triple-pane windows, and a tankless hot water system, ensuring modern efficiency and peace of mind. This home combines luxurious finishes, thoughtful design, and modern amenities, making it the perfect setting for your next chapter. (id:6769)

Bonus Room 18.92 Ft x 14.17 Ft  
Primary Bedroom 15.92 Ft x 13.42 Ft  
Other 11.08 Ft x 5.17 Ft  
5pc Bathroom 11.08 Ft x 10.50 Ft  
Bedroom 10.92 Ft x 10.00 Ft  
Bedroom 11.92 Ft x 9.58 Ft

Recreational, Games room 23.58 Ft x 14.50 Ft  
Other 7.00 Ft x 12.08 Ft  
Storage 11.67 Ft x 10.92 Ft  
Furnace 11.75 Ft x 10.92 Ft  
Living room 14.92 Ft x 14.00 Ft  
Kitchen 22.00 Ft x 11.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Laundry room 9.58 Ft x 5.92 Ft  
4pc Bathroom 9.50 Ft x 4.92 Ft

Dining room 13.42 Ft x 9.83 Ft  
2pc Bathroom 5.17 Ft x 5.00 Ft