



## 70 Howse Common Calgary Alberta

\$709,800

HOME SWEET HOME! Welcome to this stunning 2 storey family home perfectly located in the desirable and popular community of Livingston OFFERING IMMEDIATE POSSESSION. This exquisite home offers 3 bedrooms, 2.5 bathrooms, a double attached garage and 2,853+ SQFT of contemporary living space throughout. RECENT UPGRADES include fresh paint, new roof and siding, newer dry and new hot water tank. The charming curb appeal leads you in to the sun-drenched main floor offering a 2 piece vanity bathroom, bright foyer, formal dining area, mud room, a massive living room flooded with natural sunlight and complimented by a chic, cozy fireplace and the gourmet chef's kitchen complete with premium stainless steel appliances, gleaming granite countertops, granite center island ideal for entertaining and a convenient corner pantry. Upstairs you will find 2 generous sized bedrooms, a 4 piece bathroom, a spacious laundry room, a family/bonus room that is perfect for a growing family and the master retreat boasting a walk-in closet and lavish 4 piece ensuite bathroom. The undeveloped basement offers incredible potential for future development. It offers all the storage space you could desire and a utility room. Outside, there is a double attached garage with driveway parking for 2 additional vehicles, and the landscaped, fully fenced backyard with a large deck. Great location close to all major amenities including shopping, parks, green spaces, public transportation, restaurants and major roadways. This home is a must view! Book your private viewing today! (id:6769)

4pc Bathroom 5.33 Ft x 8.58 Ft  
4pc Bathroom 8.92 Ft x 9.17 Ft  
Bedroom 13.25 Ft x 9.25 Ft  
Bedroom 9.25 Ft x 10.75 Ft  
Family room 15.58 Ft x 20.92 Ft  
Laundry room 5.42 Ft x 9.00 Ft  
Primary Bedroom 13.25 Ft x 14.08 Ft

Storage 21.67 Ft x 26.75 Ft  
Furnace 21.67 Ft x 6.92 Ft  
2pc Bathroom 7.75 Ft x 2.92 Ft  
Dining room 13.67 Ft x 9.25 Ft  
Foyer 5.42 Ft x 7.42 Ft  
Living room 13.75 Ft x 13.67 Ft  
Other 4.67 Ft x 8.50 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

<http://www.homesweethometeam.ca/>



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