



## 36 Howse Drive Calgary Alberta

\$569,000

~ OPEN HOUSE SAT DEC 6th between 1 - 3 pm ~ FRONTING ONTO GREEN SPACE | ENCLOSED HOME OFFICE ON THE MAIN FLOOR | FRESH PAINT AND TASTEFUL UPGRADES THROUGHOUT | QUICK POSSESSION AVAILABLE | JUST A 7 MINUTE WALK TO THE LIVINGSTON HUB! This move-in ready home in vibrant Livingston combines modern finishes with a functional family layout in an unbeatable location facing a peaceful green space. A welcoming entryway opens into a bright main level with hardwood floors, large windows and an open floor plan designed for everyday living. An enclosed den just off the foyer provides a quiet and private workspace ideal for remote work or study. The kitchen is a chef's delight, featuring stainless steel appliances, a central island with seating for casual meals, sleek cabinetry and a walk-in pantry for extra storage. Clear sightlines from the kitchen to the dining and living areas create a seamless flow for entertaining or keeping an eye on the kids. The living room provides a relaxing space with extra windows that fill the home with natural light and warmth. A convenient mudroom connects to the backyard, while a main floor powder room adds everyday practicality. Retreat at the end of the day to the spacious primary bedroom on the upper level offering a large walk-in closet and a 4-piece ensuite for relaxation at day's end. Two additional bright bedrooms and another full bathroom complete the upper level, providing comfort and privacy for family or guests. The unfinished basement holds endless potential for future development with ample storage and flexible space to suit your needs. Outside, the fenced backyard offers grassy play space for kids and pets, plus a gravel pad ready for a future double garage, perfect for customizing to your lifestyle. Enjoy the convenience of fronting onto open green space while being just minutes from parks, playgrounds and the incredible Livingst...

Den 12.75 Ft x 11.00 Ft

Kitchen 9.67 Ft x 12.00 Ft

Living room 12.92 Ft x 12.75 Ft

Dining room 5.92 Ft x 12.00 Ft

2pc Bathroom 4.92 Ft x 5.42 Ft

4pc Bathroom 5.58 Ft x 9.42 Ft

4pc Bathroom 9.50 Ft x 5.08 Ft

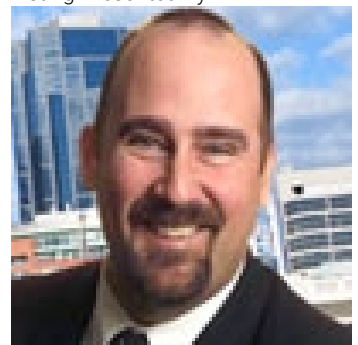
Primary Bedroom 12.92 Ft x 10.92 Ft

Bedroom 13.00 Ft x 9.08 Ft

Bedroom 9.50 Ft x 10.50 Ft

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Listing Presented By:



Originally Listed by:  
LPT Realty

<http://hagent.ca/>

### RE/MAX Realty Professionals

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