



## 36 Howse Drive Calgary Alberta

\$559,000

Fronting directly onto GREEN SPACE, this MOVE-IN-READY Livingston home offers a private main-floor office, modern finishes, and immediate possession. QUICK POSSESSION AVAILABLE | WALK TO THE LIVINGSTON HUB IN UNDER 10 MINUTES. Set across from a peaceful green space, this move-in ready home in the heart of Livingston delivers modern finishes, a thoughtful family-friendly layout, and everyday convenience in one of Calgary's fastest-growing communities. The front entry welcomes you into a bright, open main floor where hardwood flooring, large windows, and a functional floor plan create a comfortable setting for daily life. Just off the foyer, a fully enclosed den offers a quiet, dedicated space ideal for working from home, studying, or managing busy schedules. The kitchen is designed with both style and practicality in mind, featuring stainless steel appliances, streamlined cabinetry, a central island with seating, and a walk-in pantry providing excellent storage. Open sightlines connect the kitchen to the dining and living areas, making it easy to entertain or stay connected with family throughout the main level. The living room is filled with natural light from additional windows, creating a warm and inviting atmosphere. A rear mudroom offers a functional transition to the backyard, while a conveniently located powder room completes the main floor. Upstairs, the spacious primary bedroom provides a comfortable retreat with a walk-in closet and a 4-piece ensuite for unwinding at the end of the day. Two additional well-sized bedrooms and a full bathroom complete the upper level, offering flexibility for family members, guests, or hobbies. The unfinished basement presents excellent future potential, with open space ready to be developed to suit your needs while also providing ample storage. Outside, the fully fenced backyard offers grassy space for kids and pets, along ...

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

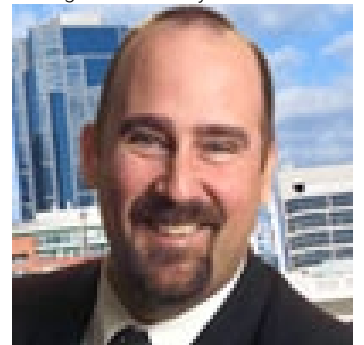
4pc Bathroom 9.50 Ft x 5.08 Ft

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

Listing Presented By:



Originally Listed by:  
LPT Realty

<http://hagent.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca