



66 Howse Common Calgary Alberta

\$719,900

Welcome to this exquisite and fully developed home in the sought-after community of Livingston, offering 3 bedrooms, 3.5 bathrooms, a double attached garage, great back yard with large trees for privacy and over 2,600 sq. ft. of beautifully maintained and thoughtfully upgraded living space. With extensive recent improvements—including brand-new siding and shingles, fresh interior paint, upgraded lighting, central A/C, and a finished garage. From the moment you arrive, the charming curb appeal sets the tone for what awaits inside. Step into a bright, spacious foyer that flows seamlessly into the sun-drenched main floor, designed with both functionality and style in mind. The open-concept layout features gleaming flooring, large dining area, and an expansive living room highlighted by a chic, cozy fireplace that creates the perfect ambiance for everyday living or hosting guests. The gourmet chef's kitchen is a standout, offering premium stainless steel appliances, quartz countertops, a massive center island ideal for entertaining, abundant cabinetry, a tiled backsplash, and a convenient corner pantry. Whether you're preparing family meals or gathering with friends, this kitchen delivers exceptional space and comfort. Sliding patio doors lead to the beautifully treed sunny backyard, complete with a large deck and full fencing—perfect for relaxing, barbecuing, or children and pets to play. A well-appointed mudroom off the garage and a stylish 2-piece powder room complete the main level. Upstairs, you'll find an impressive bonus/family room that provides an additional living space for movie nights, a play area, or a home office. The thoughtfully designed upper level also includes, a full 4-piece bathroom, and a spacious laundry room for added convenience. The luxurious primary suite serves as your private retreat, offering a walk-in closet and a spa-inspired 4-piece e...

4pc Bathroom 5.50 Ft x 8.58 Ft

4pc Bathroom 9.00 Ft x 9.25 Ft

Bedroom 11.58 Ft x 9.25 Ft

Bedroom 9.42 Ft x 10.92 Ft

Laundry room 5.50 Ft x 9.00 Ft

Bonus Room 15.67 Ft x 21.08 Ft

Primary Bedroom 13.33 Ft x 14.25 Ft

Other 9.17 Ft x 3.92 Ft

3pc Bathroom 9.25 Ft x 8.00 Ft

Recreational, Games room 21.50 Ft x 22.25 Ft

Storage 21.67 Ft x 10.75 Ft

2pc Bathroom 7.83 Ft x 3.00 Ft

Dining room 11.75 Ft x 6.83 Ft

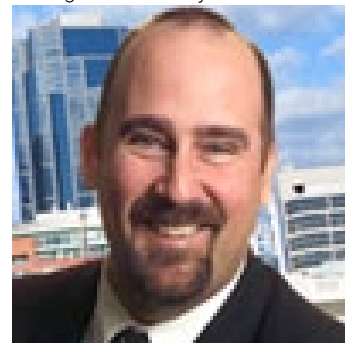
Kitchen 11.17 Ft x 23.08 Ft

Living room 11.75 Ft x 16.25 Ft

Other 8.58 Ft x 4.67 Ft

Foyer 11.50 Ft x 8.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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