



92 Howse Hill Calgary Alberta

\$669,900

Welcome home! Nestled in the desirable community of Livingston, this stunning 2-story residence boasts 3 bedrooms, 2 1/2 bathrooms, and over 1,800 square feet of thoughtfully designed living space. The unfinished basement offers endless potential to customize and expand your living area. Upon entry, you're greeted by soaring 9-foot ceilings and a beautiful tiled foyer that transitions into hardwood floors throughout the main level. The kitchen is a chef's dream, featuring tall white cabinetry, a large beige granite island with seating for four, and high-end stainless steel appliances, including a gas range. White subway tile backsplash and pendant lighting add a touch of elegance, creating the perfect environment for cooking, entertaining, and enjoying meals. A generously sized walk-through pantry offers ample storage for all your kitchen essentials. The open-concept dining area is bright and inviting, and the spacious living room, complete with a cozy gas fireplace, provides a perfect space for relaxation. A convenient half bath near the garage entrance completes the main floor. Upstairs, you'll find a luxurious primary bedroom with a 4-piece ensuite, along with two additional well-sized bedrooms and another full 4-piece bathroom. The laundry room is conveniently located on this level, minimizing trips up and down the stairs. Plus, the expansive bonus room is an ideal space for family gatherings, offering a serene view of the park across the street. The large, fenced backyard is an outdoor haven, featuring a spacious deck perfect for enjoying the afternoon and evening sun. The Livingston Homeowners Association offers a wealth of amenities, including enhanced community services, discounted programming, facility rentals, and free community events. Residents also enjoy access to a variety of recreational facilities, such as a hockey rink, a seasonal skate park, an ...

Primary Bedroom 14.75 Ft x 12.67 Ft
 Bedroom 10.83 Ft x 10.00 Ft
 Bedroom 10.76 Ft x 10.00 Ft
 Bonus Room 18.00 Ft x 12.83 Ft
 Laundry room 6.43 Ft x 3.67 Ft
 4pc Bathroom 10.00 Ft x 11.17 Ft

4pc Bathroom 9.00 Ft x 6.50 Ft
 Living room 12.75 Ft x 14.25 Ft
 Dining room 10.42 Ft x 12.17 Ft
 Kitchen 10.42 Ft x 14.67 Ft
 2pc Bathroom 6.83 Ft x 3.00 Ft
 Other 8.25 Ft x 6.83 Ft

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

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