

## 31 Howse Manor NE Calgary, Alberta

**MLS # A2226757**



# \$719,900

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,046 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to 31 Howse Manor—a beautifully maintained home located in the sought-after community of Livingston. The open-concept main floor features soaring 9' ceilings and an abundance of natural light, with a spacious living and dining area that flows seamlessly into a modern kitchen. Enjoy high-end finishes including a massive quartz island, walk-in pantry, and a well-planned mudroom connecting to the double attached garage. Step through patio doors to a large deck and a fully fenced backyard—ideal for summer entertaining. Upstairs, discover a bright and versatile bonus room, convenient laundry, and three generously sized bedrooms. The elegant primary suite offers a walk-in closet and a spa-inspired ensuite with dual quartz vanities. The secondary full bath is also upgraded with quartz counters. Perfectly located near scenic pond-side walking trails and community green spaces, this home offers quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, and VIVO Recreation Centre. HOA fees include year-round access to Livingston's state-of-the-art community centre featuring a gymnasium, outdoor skating rink, skate park, and more.