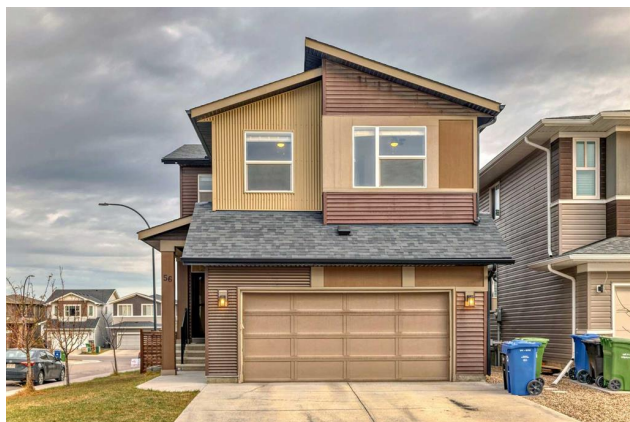


56 HOWSE Manor, Calgary T3P 0X2

MLS®#: **A2177528** Area: **Livingston** Listing Date: **11/07/24** List Price: **\$719,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **4,542 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,849**
 Low Sqft:
 Ttl Sqft: **1,849**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **4**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Ceramic Tile, Hardwood**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`10" x 3`0"	Kitchen	Main	14`5" x 10`0"
Living Room	Main	13`1" x 14`0"	Bedroom - Primary	Second	14`5" x 12`8"
3pc Ensuite bath	Second	9`11" x 5`5"	4pc Bathroom	Second	8`8" x 8`7"
Bedroom	Second	11`11" x 9`9"	Bedroom	Second	13`11" x 9`9"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

1612940

R-G

Remarks

Pub Rmks: **This stunning family home, built by Morrison Homes, is situated on a large corner lot and boasts modern finishes throughout—almost like new and move-in ready. Located in the desirable, newer community of Livingston, this home is a must-see! From the street, the attractive curb appeal will catch your eye, featuring a stylish combination of metal and vinyl siding, plus a NEW roof upgraded to Class 4 hail-resistant shingles. Step inside and be welcomed by a gorgeous tiled entrance that flows into the main floor, where you'll find rich hardwood flooring throughout. The spacious open-concept layout is highlighted by a large, beautiful kitchen—perfect for family meals and entertaining. With an abundance of windows, natural light pours in, creating a bright and inviting atmosphere. The main floor also features tall 9' ceilings and a convenient walkthrough pantry off the mudroom, connecting to the double garage. Head upstairs and be impressed by the generous bonus room—ideal for a media room, playroom, or office. The large master bedroom includes its own ensuite bath and a walk-in closet. Two additional good-sized bedrooms, another beautiful full bath, and an upper-floor laundry room complete the second floor. The unfinished basement is ready for your personal touch, with roughed-in plumbing for a future bathroom and radon venting already installed. Outside, you'll love the expansive yard and large deck—perfect for enjoying the upcoming summer months. Check out the photos and then CALL your favorite realtor TODAY to schedule a showing—this home is VACANT and easy to show!**

Inclusions:
Property Listed By: **Grand Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











