# **\$749,000 - 59 Howse Manor Ne, Calgary**

MLS® #A2216826

# \$749,000

5 Bedroom, 5.00 Bathroom, 2,164 sqft Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to 59 Howse Manor NE – Elegant Design Meets Multi-Generational Living in Vibrant Livingston!

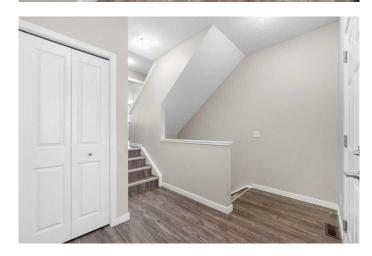
Step into over 3,000 sq ft of thoughtfully designed living space in this stunning 5-bedroom, 4.5-bath home, perfectly situated in the heart of Calgary's sought-after Livingston community. This property is an ideal fit for growing or multi-generational families, featuring a convenient main floor bedroom with a private 4-piece ensuite – a true granny suite offering comfort, privacy, and flexibility.

The open-concept main level flows seamlessly from the modern kitchen to the spacious dining and living areas, perfect for entertaining. Upstairs, you'II find a large family room, generous bedrooms, a luxurious primary suite with a spa-like 5-piece ensuite, and a full laundry room. The fully finished basement offers even more space, with a rec room, den, an additional bedroom, and a full bath â€" perfect for guests, teens, or a home office.

Located in Livingston – one of Calgary's most exciting new master-planned communities, residents enjoy access to a 35,000 sq ft HOA facility with a gym, splash park, skating rink, and event spaces. With over 250 acres of open space, future schools, walking paths, and a strong sense of community, Livingston is where modern families thrive.







This is more than just a home – it's a lifestyle. Don't miss your opportunity to make 59 Howse Manor NE yours today!

#### Built in 2017

## **Essential Information**

MLS® # A2216826 Price \$749,000

Bedrooms 5
Bathrooms 5.00
Full Baths 4
Half Baths 1

Square Footage 2,164
Acres 0.08
Year Built 2017

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

## **Community Information**

Address 59 Howse Manor Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0X2

## **Amenities**

Amenities Clubhouse, Park, Party Room, Picnic Area, Playground, Dog Park

Parking Spaces 5

Parking Double Garage Attached, Driveway, Parking Pad

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Pantry

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other, Private Yard Lot Description Close to Clubhouse

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 1st, 2025

Days on Market 94

Zoning R-G

HOA Fees 473

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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