

**59 Howse Manor NE**  
**Calgary, Alberta**

**MLS # A2216826**



**\$789,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,164 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Close to Clubhouse		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** n/a

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’ll 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 – 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!