

## 82 Howse Common NE Calgary, Alberta

**MLS # A2236350**



# \$709,900

|                  |                                                             |               |                  |
|------------------|-------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                                                  |               |                  |
| <b>Type:</b>     | Residential/House                                           |               |                  |
| <b>Style:</b>    | 2 Storey                                                    |               |                  |
| <b>Size:</b>     | 2,095 sq.ft.                                                | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 3                                                           | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                      |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                   |               |                  |
| <b>Lot Feat:</b> | Fruit Trees/Shrub(s), No Neighbours Behind, Rectangular Lot |               |                  |

|                    |                                                                                                                                                                    |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                                                                                                   | <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>   | Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                                |                   |     |

Welcome to this beautifully presented two-storey detached home in the vibrant and growing community of Livingston. With 2,095 sq.ft. of thoughtfully designed space and a south-facing backyard, this home offers the perfect blend of comfort, style, and future potential. The main level features 9-foot ceilings and durable vinyl plank flooring throughout. The open-concept layout includes a bright Living Room with an electric fireplace and a Dining area that leads directly onto the sunny deck—complete with gas hookup and stairs down to the backyard, making it ideal for BBQs and outdoor entertaining. The backyard features a cherry tree, creating a lovely space for gardening or play. At the heart of the home is a modern Kitchen equipped with quartz countertops, a central island, stainless steel appliances and a walk-through pantry connecting conveniently to the mudroom and double attached garage. The home also features energy-efficient triple-pane windows and a tankless hot water system, enhancing comfort and efficiency. In the upstairs, you'll find a spacious Primary Suite complete with a walk-in closet and a 4-piece ensuite featuring double vanities. Two additional bedrooms are well-sized and share a full 4-piece bathroom. A generous Bonus Room offers great flexibility for a family lounge or media space. On the side, there's a built-in desk make it a perfect spot for a home office or study nook. A dedicated laundry room on this level adds everyday convenience and keeps household chores easily accessible. The unfinished basement includes a bathroom rough-in, offering excellent potential for future development—whether it be a home gym, additional bedrooms, or a recreation area. Located in a well-connected neighbourhood, this home is just minutes from the Livingston Hub, parks, schools, shopping, and major routes such as

Stoney Trail and Deerfoot Trail.