

**107 Howse Hill NE**  
**Calgary, Alberta**

**MLS # A2245007**



## \$799,000

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                      |               |                  |
| <b>Type:</b>     | Residential/House               |               |                  |
| <b>Style:</b>    | 2 Storey                        |               |                  |
| <b>Size:</b>     | 2,354 sq.ft.                    | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached          |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Yard, Lawn, Triangular Lot |               |                  |

|                    |                                                                                           |                   |     |
|--------------------|-------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None, Unfinished                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |     |

**Inclusions:** NA

Beautifully Upgraded Home in Vibrant Livingston! This meticulously maintained home offers luxury, comfort, and community in one of Calgary's most sought-after neighbourhoods. Just steps from the Livingston Community Centre, enjoy exclusive access to a splash park, gymnasiums, ice rinks, soccer fields, playgrounds, and more. Inside, you'll find a sunlit open-concept main floor with a stunning kitchen featuring a massive quartz island, premium stainless steel appliances, a walk-in pantry, and seamless flow into the dining and living spaces. The main floor also includes a home office (or 4th bedroom with closet), full bathroom, and a stylish mudroom. The upper level is designed for comfort and convenience, offering a primary bedroom with a generous walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a laundry room and a large bonus room provide ample space for family and guests. The insulated basement is ready for future development, with potential to expand to 3,300+ sq. ft. of living space. This home has been meticulously cared for and is the perfect combination of luxury, functionality, and community. With an outstanding location just 5 minutes from multiple parks and playgrounds, and full access to Livingston's top-tier amenities, this is a rare opportunity you won't want to miss. Book your private showing today—your perfect home awaits!