

**82 Howse Common NE**  
**Calgary, Alberta**

**MLS # A2264143**



**\$669,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neigh		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Sound

**Inclusions:** None

OPEN HOUSE Sunday March 1 - 1 to 3 PM. Welcome to this well-designed home with a desirable south-facing backyard located in the vibrant community of Livingston. The contemporary kitchen features full height kitchen cabinets with a substantial bulkhead above, quartz countertops, a huge central island, upgraded stainless steel appliances, including 36" gas cooktop, built in wall oven and microwave and chimney hood fan and a walk-through pantry conveniently close to the mudroom and entry from the double-attached garage. The main floor boasts 9-foot ceilings, upgraded modern lighting and lots of pot lights, luxury vinyl plank flooring and a spacious living room with a modern electric fireplace. The dining area accommodates large dining furniture and seating for entertaining family and friends and leads to the good-sized rear deck, with a gas line to the BBQ, and stairs down to the backyard. The landscaped south backyard, with trees provides an attractive setting for gardening and outdoor enjoyment. Many features include energy-efficient triple-pane windows and a tankless hot water and Kinetico Water Softener. The upper floor showcases a central bonus room and a built-in desk and workspace for a home office or study. The primary suite includes a spacious walk-in closet and a four-piece ensuite with "walk in shower and double vanities. Two additional generous size bedrooms and a full four-piece bathroom plus a separate laundry room with full-size washer and dryer complete the upper floor. The unfinished basement awaits your design ideas and has a bathroom rough-in and lots of room for a 4th bedroom, a recreation room, a gym and plenty of storage. Ideally located in this desirable neighborhood of Livingston, just a short walk to the community center and and all of the outdoor recreation enjoyed all year round, plus parks, shopping centers, and all major

roadways.