

101 Howse Terrace NE Calgary, Alberta

MLS # A2316222



\$679,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Laminate Counters, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Shed, TV Mount in Master Bedroom		

\$10K PRICE IMPROVEMENT**OPEN HOUSE SUNDAY JULY 19TH 12:30PM-2:30PMWelcome to this beautifully maintained Jayman-built two-storey home in the highly sought-after family community of Livingston! Offered by the original owner, this impressive property features OVER 2,000 SQ FT of thoughtfully designed living space with 3 BEDROOMS, 2.5 bathrooms, a versatile FLEX ROOM, and a spacious upper-level BONUS ROOM. Step inside to discover LUXURY VINYL PLANK FLOORING throughout the majority of the home-creating a modern, low-maintenance living environment. The bright and functional kitchen is the heart of the home, showcasing a LARGE QUARTZ ISLAND, stainless steel appliances, chimney-style hood fan, and a generous walk-in pantry. The open-concept layout is perfect for both everyday living and entertaining. Upstairs, the spacious primary retreat offers a luxurious 5-PIECE ENSUITE, while the bonus room provides additional space for a media area, playroom, or home office. Two additional bedrooms and a full bathroom complete the upper level. Stay comfortable year-round with CENTRAL A/C and enjoy the efficiency of a tankless on-demand hot water system that has been regularly maintained. Save money on electricity with the 6 SOLAR PANELS. Pride of ownership is evident throughout, with the furnace professionally serviced in 2024. Significant exterior updates include approximately 85% of the roof shingles replaced in 2024, along with half of the vinyl siding and the eavestroughs replaced in 2025. Outside, you'll find a beautifully landscaped backyard with over \$10,000 invested in improvements, featuring a large concrete patio ideal for outdoor entertaining and a spacious storage shed. The double attached garage provides plenty of room for vehicles and additional storage. Situated on a quiet street just a few blocks from a

large green space and scenic pond, this exceptional home offers convenient access to everyday amenities including No Frills, McDonald's, Shell, and Anytime Fitness. Commuting is a breeze with quick access to Stoney Trail and Deerfoot Trail. This is a fantastic opportunity to own a move-in-ready home in one of Calgary's fastest-growing communities.