

35 Howse Manor NE Calgary, Alberta

MLS # A2325103



\$754,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,052 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Solar Tube(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Built-in Microwave, Garden Shed		

Experience the pinnacle of sustainable luxury in this meticulously maintained, sun-drenched contemporary residence. Boasting an exceptional EnerGuide 91 rating, this eco-conscious home seamlessly pairs triple-pane windows with an oversized 13.1 kW solar array for maximum energy efficiency, complemented by a dedicated 120/240V 50-amp EV charging station. The sophisticated interior is defined by 9-foot ceilings, sleek laminate flooring, and an upgraded chef's kitchen complete with premium quartz countertops, full-height cabinetry, and stainless steel appliances (including a waterline-connected refrigerator). Thoughtful upgrades abound, including pot lighting, a Samsung washer/dryer set, a water softener, a tankless hot water system, a BBQ gas line, and a laundry room floor drain. The upper level features a versatile bonus room and three generously proportioned bedrooms, while the unfinished basement offers a 3-piece plumbing rough-in awaiting your custom design. Situated on a premium, pie-shaped lot, the exterior oasis showcases a fully fenced yard, an expansive composite deck, and a dedicated firepit patio. The insulated garage offers impressive 11'9" ceilings, ideal for elevated storage solutions. Residents will enjoy walkable proximity to local playgrounds and "The Hub," featuring premier HOA amenities including skating rinks, tennis courts, and a splash park, all with swift access to major commuter routes.