

107 Howse Road NE  
 Calgary, Alberta

MLS # A2343800



**\$799,900**

|                  |                                              |               |                  |
|------------------|----------------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                                   |               |                  |
| <b>Type:</b>     | Residential/House                            |               |                  |
| <b>Style:</b>    | 2 and Half Storey                            |               |                  |
| <b>Size:</b>     | 2,325 sq.ft.                                 | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 4                                            | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                       |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                    |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn, 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                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |

**Features:** Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Blinds, Storage Shed, Door bell camera, Garage Shelving, Gazebo, Solar panels, Water drinking system

SPACE FOR THE WHOLE FAMILY | OVER 3,000 SQ. FT. OF DEVELOPED LIVING SPACE | UNIQUE 2½-STORY DESIGN | SOLAR PANELS | FINISHED BASEMENT WITH 10' CEILINGS | Welcome to this beautifully maintained home in the vibrant community of Livingston, thoughtfully designed to offer the space and flexibility a growing family needs. With over 3,000 sq. ft. of developed living space spread across four finished levels, this home offers an impressive combination of functionality, comfort, and modern style. Step inside to a bright, welcoming main floor where large windows fill the open-concept living space with natural light. The kitchen is truly the heart of the home, featuring stainless steel appliances, extensive cabinetry, generous counter space, excellent storage, and a large island with a sit-up breakfast bar. The adjoining dining area and spacious living room create an easy flow for everyday family life as well as entertaining. A dedicated main-floor office provides a comfortable space to work or study from home, while the double attached garage adds everyday convenience. Upstairs, the spacious primary retreat offers a walk-in closet and a beautiful 5-piece ensuite complete with dual vanities, a soaker tub, and separate shower. Upper-floor laundry makes daily routines that much easier. Continue to the third level, one of the home's standout features, where you'll find two additional bedrooms, a 5-piece bathroom, and a versatile loft. Whether used as a bonus room, playroom, music space, reading area, or family lounge, this additional level gives everyone room to spread out and make the space their own. The fully developed basement adds even more flexibility, highlighted by impressive 10-foot ceilings that create a bright and open feel. A large recreation room provides plenty of room for movie nights, games, or entertaining, while an additional

bedroom and 3-piece bathroom make this level ideal for guests, teenagers, or extended family. Outside, enjoy a cozy backyard offering a private spot to relax, unwind, and enjoy the warmer months. The home is also equipped with solar panels, helping improve energy efficiency and reduce energy costs, along with a fire suppression system for an added layer of safety and peace of mind. Beyond the home itself, the sellers have especially appreciated the welcoming atmosphere of Livingston, where neighbours look out for one another and there is a true sense of community. Parks, playgrounds, pathways, shopping, schools, and the Livingston Hub provide plenty of opportunities for recreation and connection, while convenient access to major routes makes getting around Calgary easy. With its unique multi-level design, abundant living space, thoughtful features, and family-friendly location, this Livingston home offers room to grow, gather, work, play, and truly settle in.