587-899-3773
justin@realtyaces.ca

107 Howse Road NE
Calgary, Alberta

MLS # A2343800



$769,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,325 sq.ft.	**Age:**	2020 (6 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

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

Welcome to 107 Howse Road, in the vibrant community of Livingston. This beautiful home offers room to grow, gather, work, play, and truly settle in. Thoughtfully designed to offer the space and flexibility for a growing family’s needs. 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 see the main floor where large windows fill the open-concept living space with natural light. The kitchen features stainless steel appliances, extensive cabinetry, generous counter space, excellent storage, walk in pantry, 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. 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 with ample cupboards and shelving, 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. Signature features of this lovely home are; 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. Amazing ten-foot ceilings in the basement with gleaming tile floors. Outside, enjoy a cozy backyard offering a private place to relax, unwind, and enjoy the warmer months. 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.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.