

131 Howse Crescent NE
Calgary, Alberta

MLS # A2223239



\$679,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Oversized, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Blinds

*COME SAY HI at our OPEN HOUSE Saturday May 24 from 2-4pm! * Welcome to this beautifully maintained 1,512 sq ft (plus basement) detached laned home located in the vibrant and family-friendly community of Livingston. With 3 spacious bedrooms and 2.5 baths on the upper levels, plus a fully finished basement offering even more living space, this home is perfect for growing families, professionals, or anyone seeking comfort and flexibility. Step inside to an open-concept main floor that features a bright living room, a feature staircase and open to above, a modern kitchen with timeless cabinetry, a soft cerulean backsplash and stainless steel appliances including gas stove and French door fridge, and a dining area that's ideal for entertaining. Other great features include a massive pantry and a nicely tucked away 2 pc bath. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and ensuite bath, along with a convenient second-floor laundry with floor drain. The fully developed basement extends your living space with a large recreation room—perfect for a home theater, play area or gym—a fourth bedroom, a smart bonus space for a den/home office, and an additional full bathroom, with 9' ceilings and nice natural lighting making it ideal for guests or multigenerational living. Enjoy the fully fenced outdoors with a crafted deck and pergola, underground sprinkler system and garden space! Take full advantage of the oversized double detached garage, offering ample storage cabinets and parking space. Located in the desirable Livingston community, this home provides easy access to parks, walking trails, new schools, shopping, and major routes. Don't miss your chance to own this fantastic home in one of Calgary's most sought-after new communities. Book

your showing today!