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107 Howse Hill NE Calgary, Alberta

MLS # A2245007



\$799,000

Division:	Livingston				
Туре:	Residential/House				
Style:	2 Storey				
Size:	2,354 sq.ft.	Age:	2017 (8 yrs old)		
Beds:	4	Baths:	3		
Garage:	Double Garage Attached				
Lot Size:	0.09 Acre				
Lot Feat:	Back Yard, Lawn, Triangular Lot				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: NA

Beautifully Upgraded Home in Vibrant Livingston! This meticulously maintained home offers luxury, comfort, and community in one of Calgary's most sought-after neighbourhoods. Just steps from the Livingston Community Centre, enjoy exclusive access to a splash park, gymnasiums, ice rinks, soccer fields, playgrounds, and more. Inside, you'll find a sunlit open-concept main floor with a stunning kitchen featuring a massive quartz island, premium stainless steel appliances, a walk-in pantry, and seamless flow into the dining and living spaces. The main floor also includes a home office (or 4th bedroom with closet), full bathroom, and a stylish mudroom. The upper level is designed for comfort and convenience, offering a primary bedroom with a generous walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a laundry room and a large bonus room provide ample space for family and guests. The insulated basement is ready for future development, with potential to expand to 3,300+ sq. ft. of living space. This home has been meticulously cared for and is the perfect combination of luxury, functionality, and community. With an outstanding location just 5 minutes from multiple parks and playgrounds, and full access to Livingston's top-tier amenities, this is a rare opportunity you won't want to miss. Book your private showing today—your perfect home awaits!