

18 HOWSE Terrace, Calgary T3P 0W9

MLS®#: **A2133570** Area: **Livingston** Listing Date: **05/21/24** List Price: **\$879,900**
 Status: **Active** County: **Calgary** Change: **+\$10k, 21-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,090 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,262**
 Low Sqft:
 Ttl Sqft: **2,262**

DOM
35
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener**

Utilities and Features

Roof: **Shingle**
 Heating: **Fireplace(s), Forced Air, Humidity Control**
 Sewer:
 Ext Feat: **BBQ gas line, Private Yard**
 Construction: **Concrete, Stone, Vinyl Siding**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Garage Control(s), Microwave, Tankless Water Heater, Washer, Washer/Dryer, Water Softener**
 Int Feat: **Bookcases, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`5" x 9`10"	Living Room	Main	15`0" x 11`5"
Office	Main	9`11" x 9`8"	Kitchen	Main	13`5" x 12`2"
Bonus Room	Second	16`1" x 13`11"	Bedroom - Primary	Second	17`0" x 13`5"
Bedroom	Second	14`4" x 9`7"	Bedroom	Second	10`11" x 10`0"
Bedroom	Basement	15`7" x 12`0"	2pc Bathroom	Main	5`2" x 4`11"

4pc Bathroom
 Laundry
 Game Room
 Mud Room
 4pc Bathroom

Second
 Second
 Basement
 Main
 Basement

9`6" x 4`11"
 9`7" x 5`11"
 13`9" x 11`1"
 13`11" x 7`10"
 7`11" x 4`11"

5pc Bathroom
 Furnace/Utility Room
 Walk-In Closet
 Den

Second
 Basement
 Second
 Basement

11`1" x 10`7"
 9`4" x 7`4"
 11`1" x 5`2"
 10`2" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

1810898

Zoning:
R-G

Remarks

Pub Rmks:

This beautiful home, located within walking distance of the Livingston hub in the community of Livingston, offers 2,262 sq. ft. of developed living space, including a fully developed basement with a side entrance. Situated on a full lot, this iconic residence features 3+1 bedrooms and 3.5 bathrooms. The main floor living space boasts an electric fireplace and floor-to-ceiling book and office cabinetry. The gourmet kitchen includes stainless steel appliances, extended-height cabinetry, and granite countertops. The dining area is spacious, perfect for family gatherings or dinner parties. A private den/office with open-concept doors is conveniently located just off the foyer. Completing the main level is a 2-piece powder room and an elegant stair rail leading to the second level, which hosts a spacious bonus room. The upper floor features three spacious bedrooms, including a primary bedroom with a 5-piece ensuite and spacious walk-in closet. The laundry room is equipped with a washer and dryer, neatly tucked underneath a laundry shelf for ample storage. A well-illuminated bonus room and a 4-piece bathroom complete the upper floor. The basement includes an additional bedroom, a 3-piece bathroom, den and a wet bar, adding even more versatility and comfort to this stunning home.

Inclusions:
 Property Listed By:

n/a
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









