



THE
A-TEAM

**RE/MAX
FIRST**

145 HOWSE Avenue, Calgary T3P 0V9

MLS®#: **A2150642**

Area: **Livingston**

Listing Date: **07/18/24**

List Price: **\$736,000**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 13-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**
Lot Information
Lot Sz Ar: **2,809 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,842**
Low Sqft:
Ttl Sqft: **1,842**

DOM

60
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`2"	Dining Room	Main	6`10" x 13`0"
Family Room	Main	18`11" x 12`5"	Kitchen	Main	13`10" x 18`6"
Living Room	Main	13`1" x 12`3"	4pc Bathroom	Upper	5`0" x 8`3"
4pc Ensuite bath	Upper	7`11" x 4`11"	Walk-In Closet	Upper	4`8" x 10`3"
Bedroom - Primary	Upper	14`0" x 12`0"	Bedroom	Upper	9`3" x 14`11"
Bedroom	Upper	9`4" x 11`7"	Family Room	Upper	13`8" x 17`1"
3pc Bathroom	Basement	5`0" x 8`5"	Bedroom	Basement	12`4" x 11`11"

Kitchen	Basement	8`5" x 8`4"	Game Room	Basement	17`8" x 18`11"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-G			
Legal Desc:	1612929		Remarks		
Pub Rmks:	<p>Welcome to this meticulously crafted 2-storey residence located within the vibrant community of Livingston. As you step inside, be greeted by soaring ceilings and an abundance of windows, enveloping the interior in radiant natural light and creating an atmosphere that is both spacious and inviting. The office is tucked away at the front of the home for extra privacy. The open concept floor plan seamlessly connects the living, dining, and kitchen areas, boasting high-end stainless steel appliances, and floor-to-ceiling cabinetry. Upstairs, discover three spacious bedrooms, two full bathrooms (with upgraded countertops), accompanied by a bonus room that offers flexibility for creating a family area, and a conveniently located laundry room, ensuring comfort and ease for the entire household. A half bathroom on the main floor adds further convenience. The basement is fully finished with an ILLEGAL suite complete with its own kitchen, laundry facilities, living room, a spacious bedroom, and a well-appointed 3-piece bathroom. This setup presents an ideal opportunity for an investment property or generating additional income. The backyard features a huge deck leads to a spacious double detached garage, providing ample parking and storage solutions. Just minutes away, residents have access to a wealth of amenities at the Community Centre, including: a Sports Centre, Skating Rink, Gymnasium, Splash Park, Outdoor Tennis Court, Playground, Daycare, and more!! With quick access to both Stoney Trail and Deerfoot, this home offers unparalleled convenience. Don't let this exceptional opportunity slip away - reach out to book a showing!</p>				
Inclusions:	N/A				
Property Listed By:	Century 21 Bravo Realty				

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