



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**72 HOWSE Heights, Calgary T3P 1P1**

MLS®#: **A2163759**

Area: **Livingston**

Listing Date: **09/08/24**

List Price: **\$710,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2020**  
Lot Information  
Lot Sz Ar: **2,820 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,742**  
Low Sqft:  
Ttl Sqft: **1,742**

DOM

**11**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Private,Rectangular Lot,Sloped Down,Zero Lot Line**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Garden,Private Entrance,Private Yard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Range,Electric Stove,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer Stacked**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`0" x 3`11"	Pantry	Main	5`3" x 4`11"
Kitchen	Main	9`7" x 14`6"	Living Room	Main	13`4" x 13`3"
Dining Room	Main	9`2" x 16`10"	2pc Bathroom	Main	5`1" x 4`10"
Office	Main	7`6" x 11`11"	Entrance	Main	4`6" x 7`2"
Bonus Room	Second	13`3" x 9`11"	Bedroom	Second	9`9" x 9`0"
Bedroom	Second	9`9" x 9`1"	Bedroom - Primary	Second	13`5" x 11`11"
4pc Ensuite bath	Second	12`3" x 4`11"	Walk-In Closet	Second	5`2" x 4`9"
Laundry	Second	4`3" x 5`1"	4pc Bathroom	Second	4`11" x 7`8"
Laundry	Basement	3`0" x 2`11"	3pc Bathroom	Basement	4`9" x 8`1"
Furnace/Utility Room	Basement	14`0" x 11`4"	Bedroom	Basement	8`8" x 12`10"
Kitchen	Basement	8`5" x 10`5"	Dining Room	Basement	6`6" x 8`7"
Entrance	Basement	3`8" x 4`0"	Living Room	Basement	13`11" x 11`3"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1812437**

Zoning: **R-G**

Remarks

Pub Rmks: **Stunning Single-Family Home in Livingston! Discover this beautifully appointed 3-bedroom, 2.5-bathroom home with a legal 1-bedroom walk-out basement in the vibrant Livingston community, Calgary. Conveniently located just off Stoney Trail and Centre Street, you'll be close to Superstore, Vivo, Landmark Cinema, Home Depot, Canadian Tire, major banks, restaurants, and more. It's a short 5-minute drive to North Point bus terminal and 10 minutes to Cross Iron Mills, with easy access to Deerfoot via Stoney Trail. Key Features: - Main Floor: Spacious living room, a large office, and a stylish kitchen with granite countertops and stainless-steel appliances, including a full-sized fridge with ice dispenser. - Upstairs: 3 bedrooms, a large bonus room, granite countertops in the bathrooms and upstairs laundry. - Basement: Legal 1-bedroom suite with a walk-out to grade, featuring a second kitchen, laundry, and furnace for added convenience and privacy. - Exterior: Detached two-car garage and a deck perfect for outdoor enjoyment. - Community: Access to The Livingston Hub with green spaces, soccer fields, and a recreation center. Book your viewing today and make this dream home yours! ?**

Inclusions: **none**  
 Property Listed By: **Real Broker**

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











