



64 HOWSE Hill, Calgary T3P 0X1

MLS®#: **A2165991** Area: **Livingston** Listing Date: **09/19/24** List Price: **\$800,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **4,144 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,261**
 Low Sqft:
 Ttl Sqft: **2,261**

DOM

40
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard,Rain Gutters**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Tankless Hot Water,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 14`0"
Dining Room	Main	13`5" x 9`10"
Bonus Room	Second	18`11" x 14`2"
Walk-In Closet	Second	11`1" x 5`2"
Bedroom	Second	10`11" x 10`0"
Laundry	Second	9`7" x 5`11"

Room	Level	Dimensions
Kitchen	Main	22`0" x 11`0"
2pc Bathroom	Main	5`2" x 5`0"
Bedroom - Primary	Second	15`11" x 13`5"
5pc Ensuite bath	Second	11`1" x 10`6"
Bedroom	Second	11`11" x 9`7"
4pc Bathroom	Second	9`6" x 4`11"

**Game Room
Storage**

**Basement
Basement**

**23`7" x 14`6"
11`8" x 10`11"**

**Flex Space
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**7`0" x 12`1"
11`9" x 10`11"**

Title:
Fee Simple
Legal Desc:

1612940

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning two-storey home, where elegance meets functionality in every detail. As you step into the grand foyer, you'll immediately appreciate the sense of space and sophistication that defines this residence. The main floor boasts impressive 9' ceilings and 8' doors, complemented by luxurious vinyl flooring throughout. The heart of this home is undoubtedly the dream kitchen, designed for both style and practicality. It features striking two-tone cabinets, a gas range with a chimney hood fan, and a built-in microwave. The kitchen is finished with gleaming quartz countertops, soft-close drawers, and a convenient walk-through pantry. Adjacent to the pantry is a large mudroom providing easy access to the double-car garage, and the main floor is completed with a contemporary half bath. Upstairs, the expansive primary bedroom is a private retreat. It includes a lavish ensuite with a comfort-height vanity featuring double sinks, a soaker tub, a separate shower, and a water closet. Two additional generously sized bedrooms offer ample space for family or guests. The large south-facing bonus room is bathed in natural light, perfect for entertaining or unwinding. Convenience continues with an upstairs laundry room, equipped with a counter over the appliances for added functionality. Step outside to the beautifully landscaped backyard, where you can unwind on your tiered deck, perfect for enjoying sunny days and serene evenings. The basement, with its large windows, is ready for your personal touch, offering endless possibilities for customization. Recent upgrades include a new roof and siding (2024), triple-pane windows, and a tankless hot water system, ensuring modern efficiency and peace of mind. This home combines luxurious finishes, thoughtful design, and modern amenities, making it the perfect setting for your next chapter.

Inclusions:
Property Listed By:

**N/A
eXp Realty**

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











