

120 HOWSE Avenue, Calgary T3P 0W1

MLS®#: **A2172581** Area: **Livingston** Listing **10/11/24** List Price: **\$635,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2017** Abv Sqft: **1,187**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,809 sqft** Ttl Sqft: **1,187**
 Lot Shape:

DOM

71
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Low Maintenance Landscape,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **See Remarks,Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **None** **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Kitchen Island,See Remarks,Wet Bar**
 Utilities:

Room Information

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

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1612929

Remarks

Pub Rmks: **Click listing brochure for more details** This stunning and meticulously maintained home boasts 4 spacious bedrooms, 3.5 baths, a finished basement, a 22'x22' garage with a 8' door, 1,604 sf of finished living space, and was built by Morrison Homes. This home is packed with upgrades, including an elevated kitchen package with a range hood, ceiling-level cabinets, distinctive pendant lights, upgraded appliances, sink, and gold-toned faucet and hardware. Upgrades continue on the freshly painted main floor with a Nest thermostat, additional pot lights, and a spindle staircase. On the top floor, each bathroom features upgraded quartz countertops, and noise-suppression insulation was installed between 2 of the 3 bedrooms. Step into the finished basement to find another bedroom, a 3-piece bath, and a wet bar in the living area that is filled with natural light. Outside, the fully landscaped yard is complemented by a deck with a gas BBQ hookup and an expansive garage with an app-controlled garage door opener. With a built-in sprinkler system, Class-4 roof shingles, R-16 rated garage door, and an additional basement egress window, your family's safety is prioritized, and your property is protected. Living in Livingston means access to The Hub, a state-of-the-art facility with an outdoor splash park, tennis court, skating rink, playground, an indoor basketball court, and year-round family programs.**

Inclusions: **Call seller directly**
Property Listed By: **Honestdoor Inc.**

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







