



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 HOWSE Avenue, Calgary T3P 0W1**

MLS®#: **A2172581**

Area: **Livingston**

Listing Date: **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**  
Year Built: **2017**

Lot Information

Lot Sz Ar: **2,809 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,187**

Low Sqft:

Ttl Sqft: **1,187**

DOM

**40**

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**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**See Remarks,Vinyl Siding,Wood Frame**

Flooring:

**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
<b>Living Room</b>	<b>Main</b>	<b>14`9" x 11`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 6`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`4" x 11`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`7" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`5" x 9`1"</b>
<b>Laundry</b>	<b>Basement</b>	<b>13`6" x 7`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 10`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`5" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 9`3"</b>
<b>Family Room</b>	<b>Basement</b>	<b>8`3" x 6`4"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`11" x 5`8"</b>

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**











