



THE
A-TEAM

**RE/MAX
FIRST**

148 HOWSE Avenue, Calgary T3P 0W1

MLS® #: **A2175636**

Area: **Livingston**

Listing Date: **10/23/24**

List Price: **\$749,999**

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

Finished Floor Area

Abv Sqft: **1,450**
Low Sqft:
Ttl Sqft: **1,450**

DOM

29

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,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Alley Access,Double Garage Detached,Heated Garage,Insulated,Off Street,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,Storage,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`7" x 12`11"
Kitchen	Main	15`10" x 12`9"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
Laundry	Upper	0`0" x 0`0"
Living Room	Lower	17`6" x 9`10"
4pc Bathroom	Lower	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dinette	Main	10`8" x 10`7"
Pantry	Main	4`3" x 3`6"
Bedroom - Primary	Upper	12`11" x 11`6"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`9" x 9`4"
Bedroom	Lower	11`2" x 9`10"
Bedroom	Upper	10`5" x 9`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1612929

Remarks

Pub Rmks:

Welcome to this gorgeous 2-storey residence located within the vibrant well sought after community of Livingston. As you step inside, you will be greeted by an abundance of windows, natural light just beaming in, the entire home is spacious and inviting for entertaining or fully functionable for your growing family. The open concept floor plan connects the living, dining, and kitchen. Upstairs you will find three bedrooms, two full bathrooms, walk in closet, lots of storage and a laundry room, Downstairs you will find a lovely developed space, one bedroom and a full bathroom, wet bar and a wall of custom built cabinets, would work well as a man cave, great space for guests or a mother in-law. Fully fenced in back-yard with a beautiful deck, low maintenance landscaping that leads to an oversized double detached garage, 2x6 insulated walls, 10 ft ceilings, 8 ft door, attic trusses for tons of storage, and a calcana radiant gas heater. There are so many amazing features this community has to offer. With quick access to both Stoney Trail and Deerfoot. Come check it out and fall in love with the home and community.

Inclusions:
Property Listed By:

N/A
First Place Realty

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











