



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 HOWSE Crescent, Calgary T3P 1L5**

MLS®#: **A2178254**      Area: **Livingston**      Listing Date: **11/08/24**      List Price: **\$819,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$16k, 08-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar: **3,369 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,291**  
 Low Sqft:  
 Ttl Sqft: **2,291**

DOM

**75**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Front Yard,Landscaped,Level,Street Lighting,Rectangular Lot,Views**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Insulated,Oversized,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Lighting,Private Yard,Rain Gutters**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 13`5"
Dining Room	Main	15`0" x 11`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	19`7" x 12`11"
Bedroom	Upper	13`4" x 9`3"
Laundry	Upper	8`11" x 5`2"

Room	Level	Dimensions
Kitchen	Main	13`0" x 10`0"
Foyer	Main	12`9" x 11`0"
Bonus Room	Upper	13`3" x 12`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	13`4" x 9`3"
4pc Bathroom	Upper	0`0" x 0`0"

Family Room  
4pc Bathroom  
Den  
Game Room

Basement  
Basement  
Main  
Basement

13`7" x 11`10"  
0`0" x 0`0"  
13`5" x 6`10"  
21`1" x 11`10"

Bedroom  
Furnace/Utility Room  
Mud Room

Basement  
Basement  
Main

10`5" x 9`5"  
15`5" x 9`5"  
7`10" x 6`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1811881**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**\*\* Quick Possession \*\* Custom Jayman BUILT Home - Award Winning Madeline Model \*\* Family Approved \*\* Downtown City Views \*\* Extensive upgrades and superior quality, with over 3330+ square feet of luxurious living space. You will be impressed with the privacy of an oversized homesite with a private south-facing backyard with a bespoke 14' x 10' upper deck and lower 14' x 14' patio. Enjoy this convenient Livingston Location - Steps away from the ponds, Ice rink, parks, pathways, schools, shopping, soccer, bike paths, transit, and the central north expressways. Rich curb appeal with architectural features - dramatic roof lines, 24' x 19' attached garage with smart board trim, detailed door & full-sized concrete driveway, covered entry, stone-faced columns, and new roof shingles complete this spectacular elevation. There are extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes quartz counter tops, custom light grey shaker style cabinets/doors, extension trims, high-end KitchenAid stainless steel fridge/dishwasher/microwave/wall oven, gas cooktop range with five burners, recessed lighting, oversized central island, island with a flush eating bar & black granite under mount sink, walk-in hidden 8' x 5' butlers pantry with cabinet storage & a large central breakfast nook. The main floor layout includes a south-facing office and a family room with a tiled-faced electric fireplace, a family-sized open foyer with a side window, and rich wide plank LVP floors featured from the front entrance and throughout the main floor. The large mud room offers more storage and easy access to the garage. Upstairs leads to the upper three bedrooms, bonus room, and laundry room. The primary bedroom suite includes his and hers vanity sinks, massive walk-in closets, an easy connection to the upper laundry room, an oversized shower w/ glass door, and a gorgeous soaker tub to complete this stunning spa-like en-suite. **BONUS:** The basement was professionally finished and features a large family room with a bar area, bedroom, full bathroom, full-sized furnace room/storage, and media room. Plus, smart home technology, whole interior fire suppression sprinkler system, 6 solar panels, Navien tankless hot water heater, 9' main floor & high basement ceilings, generously sized bedrooms with large windows, electric car plug rough-in, future radon basement piping rough-in, plumbing/lighting, and electrical fixtures upgraded! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away! **Kitchen table is negotiable**  
Jayman Realty Inc.**

Inclusions:  
Property Listed By:

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



















