



THE
A-TEAM

**RE/MAX
FIRST**

48 HOWSE Heights, Calgary T3P 1P1

MLS®#: **A2179791**

Area: **Livingston**

Listing Date: **11/20/24**

List Price: **\$695,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,820 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

0

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`0"	Dining Room	Main	10`6" x 11`11"
Kitchen	Main	7`10" x 17`10"	Office	Main	7`6" x 11`10"
Living Room	Main	18`10" x 12`10"	4pc Bathroom	Upper	4`11" x 8`3"
4pc Ensuite bath	Upper	5`0" x 10`4"	Bedroom	Upper	9`2" x 14`9"
Bedroom	Upper	9`2" x 11`3"	Family Room	Upper	13`5" x 19`10"
Laundry	Upper	4`11" x 7`4"	Bedroom - Primary	Upper	14`6" x 13`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812437

Zoning:
R-G

Remarks

Pub Rmks:

PRIDE OF OWNERSHIP SHINES THROUGHOUT, SHOWS LIKE NEW! Enjoy living in this spectacular 2-storey home with 1,800 SQ FT of functional living space, located in the desirable, family-oriented community of Livingston! The open-concept living/dining room with 9' ceilings is an inviting space and offers an entire wall of windows to bask in your south-facing backyard. The gourmet chef's kitchen is enormous and offers quartz countertops, a spacious island/breakfast bar, stainless steel appliances (built-in oven, electric cooktop, built-in microwave), tons of cabinet space, and a huge walk-in pantry. The oversized primary retreat includes an upscale 4-piece master bath (walk-in shower), a walk-in closet, and a private NW-facing balcony—a perfect space to relax and unwind. Completing the upper floor is a gorgeous bonus room, 2 additional bedrooms, a 4-piece bath, and laundry. The unfinished basement offers 9' ceilings, making it an amazing blank canvas for future development. The south-facing backyard is truly an extension of the living space in the warmer months with a BBQ deck (16' x 12' with natural gas line) and a maintenance-free backyard—a fantastic place to relax and recharge with friends and family. Other features include a main floor den and 2-piece bathroom, laminate floors, upgraded lighting, and a double detached garage (insulated, drywalled, and painted). The Livingston Hub is a state-of-the-art community center featuring a variety of amenities, including a splash park, skating rinks, gym, banquet hall, and meeting spaces, all designed to bring residents together for recreation and events. Conveniently located close to all amenities, including shopping, public transportation, cycle paths, parks, schools, and major roads, this home delivers great value. Book your private viewing today! Pride of ownership and attention to detail in this home are amazing and need to be seen to be truly appreciated

Inclusions:
Property Listed By:

**back yard wooden archway
Century 21 Bamber Realty LTD.**

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









