



THE
A-TEAM

**RE/MAX
FIRST**

16 HOWSE Drive, Calgary T3P 0V4

MLS®#: **A2195619** Area: **Livingston** Listing Date: **02/27/25** List Price: **\$600,000**
 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: **2,766 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,385**
 Low Sqft:
 Ttl Sqft: **1,385**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **1612918**

Remarks

Pub Rmks: ****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY MARCH 1ST AND SUNDAY MARCH 2 FROM 12-3PM** This is the one you have been waiting for! An upgraded 3**

bedroom, 3 bathroom home directly across the street from huge playfields, future school site, and the amazing Livingston Community Center - The HUB! As you enter this open concept floor plan you are guided by gleaming real hardwood flooring. Spacious living room with large windows letting in tons of natural light! Gorgeous kitchen with crisp white cabinetry, quartz counters, stainless appliances including built-in microwave, subway tile backsplash, two toned large center island with undermount sink, and pantry. Open to the bright dining area with an access door to the large backyard that's fully fenced and landscaped. Head upstairs to the primary bedroom with walk-in closet and upgraded ensuite with tile flooring and quartz counters. Good sized 2nd and 3rd bedrooms and another full 4-piece bathroom complete this family friendly upper floor. Full basement is well equipped with roughed-in plumbing and awaiting your design ideas. Stay cool in the hot summer months with central A/C and lots of parking with the double pad in the back and tons of street parking out front. All of this in a vibrant community and steps to the award-winning Livingston HUB - a massive entertainment and community center for the exclusive use of Livingston residents. This state-of-the-art facility offers a splash park, gymnasiums and sports courts, room rentals, fitness and art programs, soccer fields, landscaped parks and pathways, and community ice rinks. Livingston is a master-planned community with over 250 acres of parks, pathways, and a future town center featuring 1 million sq. ft. of retail and office space. Quick access out to Stoney and Deerfoot Trail and only 12 mins to the Calgary International Airport.

Inclusions:
Property Listed By:

Swing set (negotiable)
Real Broker

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











