



THE
A-TEAM

**RE/MAX
FIRST**

90 HOWSE Common, Calgary T3P 1L2

MLS® #: **A2198970**

Area: **Livingston**

Listing Date: **03/04/25**

List Price: **\$889,900**

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: **3,218 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,278**
Low Sqft:
Ttl Sqft: **2,278**

DOM

45

Layout

Beds: **6 (5 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`10" x 4`1"
Bedroom	Main	8`6" x 8`11"
Mud Room	Main	9`5" x 3`6"
Kitchen	Main	13`2" x 12`10"
Living Room	Main	13`5" x 14`0"
Bedroom - Primary	Upper	12`3" x 18`0"
Walk-In Closet	Upper	10`3" x 7`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`6" x 8`9"
2pc Bathroom	Main	4`11" x 4`10"
Pantry	Main	5`1" x 5`0"
Dining Room	Main	9`9" x 13`4"
Balcony	Main	15`4" x 5`9"
5pc Ensuite bath	Upper	10`2" x 10`7"
Bonus Room	Upper	10`0" x 16`5"

Bedroom
Laundry
Bedroom
Bedroom
Game Room

Upper
Upper
Upper
Basement
Basement

9`9" x 8`11"
6`1" x 4`1"
8`10" x 11`5"
10`11" x 13`3"
17`10" x 16`7"

5pc Bathroom
Bedroom
Walk-In Closet
4pc Bathroom

Upper
Upper
Basement
Basement

8`7" x 9`0"
8`8" x 14`11"
4`6" x 4`4"
10`1" x 4`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1811881

Zoning:
R-G

Remarks

Pub Rmks:

Very beautiful open view, 6 bedrooms, side entrance, and finished basement, welcome to this fully upgraded 2278 sqft single family home in popular Livingston. It features central air conditioned, LVP flooring throughout and 9 feet ceiling on the main floor, wrought iron spindles on the stairs, upgraded large glass panel, knock down ceiling, quartz counter tops in the kitchen and bathrooms, and upgraded lighting package. Upper floor has 4 bedrooms, large and bright master bedroom, ensuite with double vanity sinks, separated shower and bathtub, large bonus room, functional compartment main bathroom with double vanity sinks, and laundry room. Main floor with sunny living room, sliding door to private deck, beautiful deck with glass panel railing and stairs to the backyard, upgraded kitchen cabinets and chimney hood fan stainless steel appliances, spacious dining area, walk through pantry, and office with window and closet, can be used as a bedroom. Finished basement with separated entrance, extra bedroom, full bathroom, and large family room. It has been fully fenced, backyard with large concrete patio. It closes to the future community center, shopping, playground, and easy access to major roads. ** 90 Howse Common NE **

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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













