



THE
A-TEAM

**RE/MAX
FIRST**

28 HOWSE Crescent, Calgary T3P1L4

MLS®#: **A2199287**

Area: **Livingston**

Listing Date: **03/05/25**

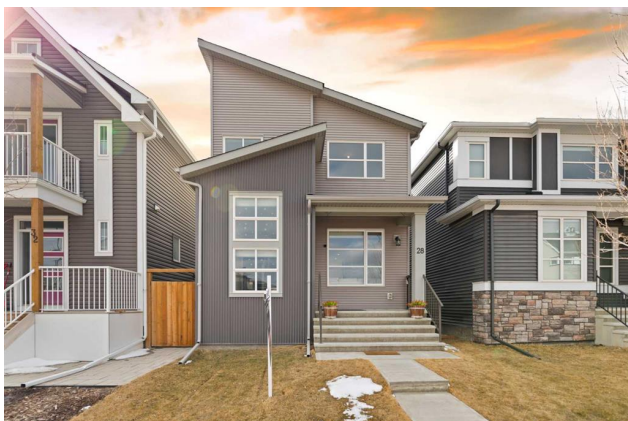
List Price: **\$669,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **1,688**
Low Sqft:
Ttl Sqft: **1,688**

Lot Information

Lot Sz Ar: **2,910 sqft**
Lot Shape:

DOM

9
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached,Off Street**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	13`2" x 11`11"
Bedroom	Upper	9`11" x 9`9"
Living Room	Main	16`3" x 14`10"
Kitchen	Main	15`2" x 12`4"
Foyer	Main	8`11" x 5`0"
4pc Ensuite bath	Upper	12`6" x 4`11"
2pc Bathroom	Main	5`2" x 4`7"

Room	Level	Dimensions
Bedroom	Upper	9`11" x 9`9"
Dining Room	Main	12`11" x 11`6"
Office	Main	8`5" x 5`7"
Walk-In Closet	Suite	6`11" x 5`4"
Mud Room	Main	7`3" x 5`7"
4pc Bathroom	Upper	8`0" x 4`11"

Title:
Fee Simple
 Legal Desc:

1811881

Zoning:
R-G

Remarks

Pub Rmks: **Located in the highly sought-after community of Livingston on Center Street, this remarkable home offers the perfect blend of convenience, comfort, and modern design. Just minutes away from Costco, Superstore, No-Frills, Walmart, and schools, this property is ideal for families and professionals alike. Living Space Size: 1,688 sqft of thoughtfully designed living space. Bedrooms & Bathrooms: 3 spacious bedrooms and 2.5 modern bathrooms. Garage: Oversized garage with an 18-ft wide door, equipped with a Level 2 fast charger receptacle for electric vehicles. Outdoor Upgrades : Textured and colored concrete patio and walkway leading to the garage. Natural gas BBQ outlet for seamless outdoor cooking. Two cold water garden hose outlets and one hot water outlet for added convenience. Main Floor Highlights Great Room: Features impressive open-to-above ceilings soaring to 18 ft, filling the space with natural light and grandeur. Modern Kitchen: Upgraded full-height, dual-tone cabinets with soft-close doors and bin drawers. A large 9-ft quartz countertop island, perfect for cooking and entertaining. Dining Room: Ample space for family meals and gatherings. Office Space: A private area ideal for remote work or study. Pantry: Convenient storage for kitchen essentials. Design & Elevations Exterior: A modern façade with extra windows for abundant natural light. Foyer: Raised ceiling height of 11 ft, creating a grand entrance. Staircase: Elegant iron spindle railing as a standout feature. Upgrades & Finishes Flooring: Durable and stylish LVP flooring throughout the main and upper levels. Bathrooms: Quartz countertops and comfort-height toilets with soft-closing lids. Master Bath: Luxurious 6-ft glass shower door, tiled nook, and built-in bench. Second Bath: 6-ft glass bathtub door with full-height tiles. Bedrooms: Ample storage in all rooms, including a walk-in closet in the master bedroom. Safety & Comfort Features: Fire Sprinklers are installed on all three floors for added safety. 9ft Basement Ceiling with 2 egress windows, providing the potential for future development. Water Softener, HVAC system, Gas Furnace, and Central AC Unit are included, ensuring year-round comfort. Central Vacuum Rough-In and the Home is equipped with an Ecobee Smart Thermostat for efficient temperature control. This Home blends modern aesthetics, thoughtful design, and practical upgrades, making it an exceptional choice for those seeking a stylish, functional home in a prime Calgary location.**

Inclusions: **n/a**
 Property Listed By: **URBAN-REALTY.ca**

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

