



**GRASSROOTS**  
REALTY GROUP

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**117 Howse Lane NE**  
**Calgary, Alberta**

**MLS # A2275147**



**\$515,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	1 and Half Storey, Attached-Side by Side		
<b>Size:</b>	1,615 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island		

<b>Inclusions:</b>	N/A
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Welcome to 117 Howse Lane NE in the family-friendly community of Livingston! This beautifully maintained semi-detached home offers over 1,560 sq ft of functional living space, designed with comfort and future potential in mind. The bright, open-concept main floor features a spacious living room with large front windows, a dining area perfect for family meals, and a modern kitchen with quartz countertops, stainless steel appliances, and ample cabinetry. A convenient half bath completes the main level. Upstairs, you'll find the primary suite with a walk-in closet and ensuite, along with two additional bedrooms and a full family bathroom—ideal for a growing family. One of this home's standout features is the separate side entrance and basement suite rough-in, providing incredible flexibility for future development or rental income. (City approval needed for development) Step outside to enjoy a large backyard, offering plenty of space for kids, pets, or creating your dream outdoor living area.