



**77 Howse Terrace NE  
Calgary, Alberta**

**MLS # A2293342**



**\$689,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,012 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, No Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV mounts in living room, bonus room, and primary bedroom will stay.

This Jayman built home offers the rare opportunity to enjoy the feel and quality of a brand-new home...without paying the brand-new home price. From the moment you step inside, you’ll notice the impressive sense of space created by the thoughtful architectural design. The main floor features soaring 9-foot ceilings and a wide-open layout, and the dining room takes things even further with a stunning 11-foot ceiling. Upstairs, the bonus room features a vaulted ceiling, providing a comfortable place to relax, watch movies, or spend time together. The home offers three generously sized bedrooms all with their own walk-in closet. The kitchen is designed to impress with granite countertops that provide durability and timeless style, while the gas cooktop makes cooking a pleasure for anyone who enjoys preparing meals at home. Luxury vinyl plank flooring offers both beauty and durability on the main living areas, while upgraded carpeting provides warmth and comfort in the bedrooms and upper level. Custom upgraded blinds add both style and practicality, enhancing privacy and light control throughout the home. Beyond aesthetics, this property is packed with modern upgrades designed for efficiency, comfort, and convenience. Solar panels will help reduce energy costs, and the home features a new roof, siding, eavestroughs and downspouts. A tankless water heater ensures you’ll always have hot water when you need it. Air-conditioning keeps the home comfortable during warm summer days, while the natural gas BBQ hookup on the deck makes outdoor grilling simple and enjoyable. There is even another gas hook-up in the yard for a future firepit or fire table. Even the garage is thoughtfully designed, featuring higher ceilings that provide excellent storage potential for bikes, seasonal equipment, or shelving. The garage door opener

includes WiFi connectivity, adding another layer of smart-home convenience. The home is just minutes away from both Stoney Trail and Deerfoot Trail, making commuting across the city fast and convenient. Whether you're heading downtown, to the airport, or anywhere else in Calgary, easy access to these major routes simplifies daily travel. The community itself is one of Calgary's most exciting newer neighborhoods. Residents enjoy access to the incredible Livingston Hub, which serves as the heart of the community. Here you'll find a splash park, skating rink, basketball courts, soccer pitches, a gymnasium, and banquet room for gatherings and events. It's a place where neighbors connect and families create lasting memories. In addition, scenic bike paths weave throughout the community, making it easy to stay active and enjoy the outdoors. Altogether, this home offers the perfect blend of modern design, premium upgrades, energy efficiency, and an outstanding location. delivering the quality and feel of a new build while providing exceptional value in one of Calgary's most desirable growing communities. Book your showing today!