



**75 Howse Crescent NE
Calgary, Alberta**

MLS # A2295138



\$715,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,894 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cleared, Cul-De-Sac, No Neighbours Behind, Rectangular Lot, Ze		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, High Ceilings		

Inclusions: Basement : Refrigerator , Electric Stove, Hood Fan, Washer and Dryer

Welcome to this stunning detached home in the vibrant community of Livingston, offering no neighbours behind for added privacy! This beautifully designed home features a massive front porch and approximately 1,900 sq. ft. of living space above grade, with high 9-ft ceilings and luxury vinyl plank flooring throughout the main floor. The spacious foyer welcomes you with a large closet and leads to a bright front office with south exposure, filling the space with natural light. The chef-inspired kitchen is truly the heart of the home, showcasing elegant cabinetry in a modern cream tone, high-quality countertops, stainless steel appliances, electric cooktop, built-in oven and microwave, range hood fan, and a massive corner pantry. The adjacent dining area comfortably fits an 8-seat table and flows seamlessly into the cozy living room, highlighted by large windows that bring in an abundance of natural light. At the rear, you'll find a spacious mudroom leading to a large deck, a low-maintenance backyard, and a double detached garage. Upstairs features a functional and family-friendly layout with plush carpeting throughout, a bonus/family room perfect for entertainment, and convenient upper-floor laundry. The primary bedroom offers ample space for a king-size bed, a luxurious 5-piece ensuite with double vanity, a walk-in closet, and the rare bonus of a private balcony access. Two additional well-sized bedrooms and a 4-piece bathroom complete the upper level. A standout feature of this home is the legal basement suite with a separate side entrance, complete with a full kitchen, spacious bedroom, large windows, and a 4-piece bathroom—an excellent opportunity for rental income (previously rented for \$1,800/month) or multi-generational living. Located just minutes from Stoney Trail and close to shopping, amenities, and more, this home offers the

perfect combination of comfort, functionality, and investment potential. Don't miss your chance to own this exceptional property!