



18 Howse Terrace NE
Calgary, Alberta

MLS # A2133570



\$879,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,262 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Humidity Control	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Pantry, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wet Bar		

Inclusions: n/a

This beautiful home, located within walking distance of the Livingston hub in the community of Livingston, offers 2,262 sq. ft. of developed living space, including a fully developed basement with a side entrance. Situated on a full lot, this iconic residence features 3+1 bedrooms and 3.5 bathrooms. The main floor living space boasts an electric fireplace and floor-to-ceiling book and office cabinetry. The gourmet kitchen includes stainless steel appliances, extended-height cabinetry, and granite countertops. The dining area is spacious, perfect for family gatherings or dinner parties. A private den/office with open-concept doors is conveniently located just off the foyer. Completing the main level is a 2-piece powder room and an elegant stair rail leading to the second level, which hosts a spacious bonus room. The upper floor features three spacious bedrooms, including a primary bedroom with a 5-piece ensuite and spacious walk-in closet. The laundry room is equipped with a washer and dryer, neatly tucked underneath a laundry shelf for ample storage. A well-illuminated bonus room and a 4-piece bathroom complete the upper floor. The basement includes an additional bedroom, a 3-piece bathroom, den and a wet bar, adding even more versatility and comfort to this stunning home.