



113 Howse Common NE
Calgary, Alberta

MLS # A2143782



\$779,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,242 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Insulated, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Microwave Hood Fan, Electric Stove, Dishwasher, Refrigerator, Washer, Dryer

INCREDIBLE VALUE | 4 BEDROOM UP | OFFICE MAIN FLOOR | FULLY FENCED, NEW DECK | NEW CONCRETE WALKWAY | SIDE ENTRANCE | BACK LANE | Welcome to 113 Howse Common NE, a stunning and spacious 4-bedroom plus den/office in main floor, 3-bathroom detached home in the vibrant community of Livingston. This meticulously maintained property, offers a perfect blend of modern design, comfortable living space, and a fantastic location close to all amenities. Step inside and be greeted by an abundance of natural light thanks to its large windows throughout. The open-concept main floor seamlessly connects the living room, dining area, and kitchen, creating a perfect space for entertaining family and friends. The main floor also offers a good-sized room perfect for a home office, with a big window viewing out. Upstairs is where all the bedrooms are. You'll find a cozy master bedroom complete with a private 5pcs en-suite bathroom and a walk-in closet. Another spacious living room and three other bedrooms, good enough for a big family. Outside, a fenced backyard with a patio area awaits, perfect for hosting summer barbecues or simply relaxing amidst greenery. Many features were added to the house: Newly Deck, fully Fenced, Concrete Walkway alongside of the house, Rock landscape in front. High Efficient heating systems ensures year-round comfort. This prime location puts you close to parks, schools, shopping centers, and easy access to major roadways for a convenient commute. Don't miss out on this wonderful opportunity to own a home that combines modern amenities with a warm, family-friendly atmosphere. Call your favourite Realtor to schedule your private viewing and envision yourself living in this delightful space.