



**87 Howse Crescent NE
Calgary, Alberta**

MLS # A2152443



\$699,000

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|------------------|---|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,953 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Cul-De-Sac, Low Maintenance Landscape, Interior Lot, Level, Re | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

Watch 3D and Virtual Tour This spacious home boasts over 2,830 square feet of living space, thoughtfully designed for modern living. The main floor features a full bedroom and bathroom, ideal for guests or family members who prefer to avoid stairs. You'll also find a generous living room with an electric fireplace, perfect for cozy winter nights. The chef's kitchen is equipped with a built-in oven, microwave, chimney hood fan, beautiful backsplash, quartz countertops, and soft-close cabinets. Upstairs, the home offers three additional bedrooms, including a luxurious primary suite. There's also a bonus room that can serve as a home office or play area, a convenient laundry room, and another full bathroom. The basement has a rough-in for a separate entrance, allowing for potential customization or suite development. It's fully finished, featuring a bedroom, a spacious recreational room, and a full bathroom. The basement also has a rough-in for a wet bar, making it easy to add a kitchenette. The property is fully fenced and landscaped, enhancing both privacy and curb appeal. Located in the vibrant Livingston Community, residents enjoy access to a 35,000 sq. ft. hub with amenities including three skating rinks, a tennis court, a basketball court, a gymnasium, a splash park, a playground, an outdoor amphitheatre, meeting rooms, a temporary fire hall, and planned future developments like a hospital and Green LRT line. This family-friendly neighbourhood offers convenient access to schools, shopping centers, and transportation routes. All that's left to do is move in and enjoy. Contact your favourite real estate agent today to schedule a private viewing.