

\$745,000 - 35 Howse Manor Ne, Calgary

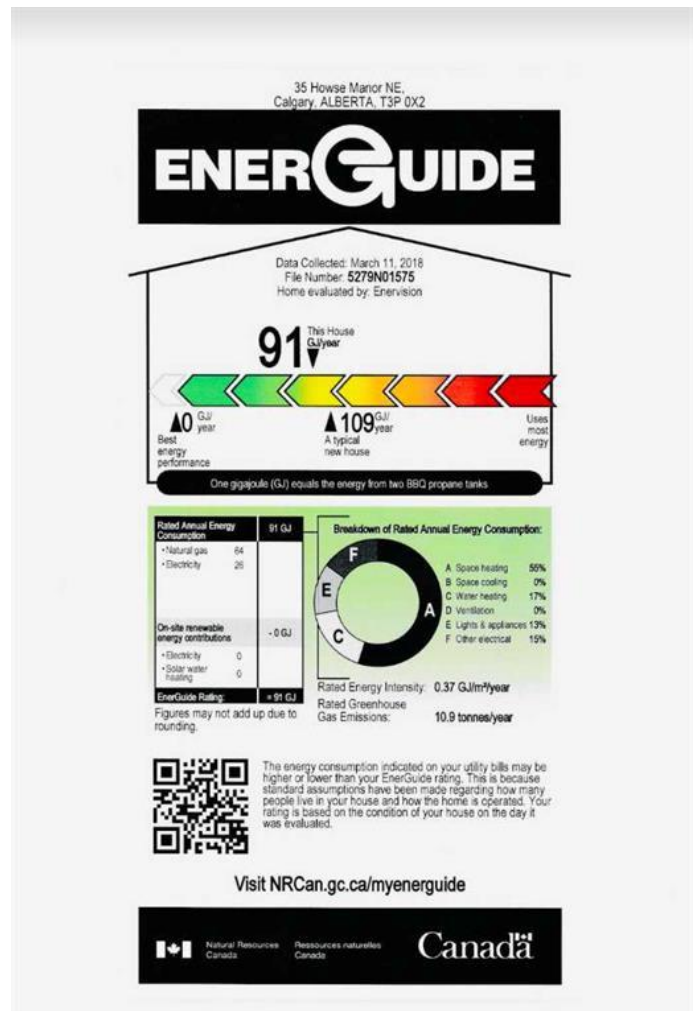
MLS® #A2075156

\$745,000

3 Bedroom, 3.00 Bathroom, 2,032 sqft
Residential on 0.10 Acres

Livingston, Calgary, Alberta

Contemporary & extremely energy efficiency home with EnerGuide rating 91, triple-pane windows + an oversized 13.1 KW Solar Array (= savings to your utility costs) with Pigeon/Roden Guards, + a 120/240 volt 50 Amp Outlet EV Charger. Very bright, clean, well-kept & in move-in conditions 2-storey home (3 bedrooms + 2.5 baths, & Bonus Room) on a pie-shape lot with 9'™ Ceiling, laminated flooring, a built-in sprinkler system; and walking distance to Playground / Soccer Field & The Hub (adjoining the Fire Station) – HOA amenities include Day Care, Hockey & Skating Rinks, Tennis Court, Splash Park & Playgrounds. Home upgrades include: knockdown ceiling, full height kitchen cabinetry, engineered stone kitchen countertop with undermount sink & eating ledge, S/S appliances (with Waterline to Fridge), pot lights, brand new Samsung Dryer, Water Softener, Tankless Hot Water Heater, Carpet™s 9 lb. underlay, Google Nest thermostat, BBQ Gas line & Laundry room floor drain! Unfinished basement has 3 pc rough-in. Spacious SW backyard (with room for your Trampoline / Pool / Hot Tub) – fenced with 3 gates - with an oversized composite deck, a firepit on stone patio, & good size Garden Shed. Insulated Garage with 11-3/4'™ ceiling height - room to build a mezzanine storage. Easy access to everywhere / minutes to Stoney Trail, & close proximity to transportation, shopping & all amenities. HOA fee \$ 449.40. View to feel



itâ€™s talking to you like home. Realtors â€“
note Private Remarks & Listing Supplements!

Built in 2017

Essential Information

MLS® #	A2075156
Price	\$745,000
Sold Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Howse Manor Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0X2

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home, Quartz Counters, Solar Tube(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer, Water

	Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished



Exterior

Exterior Features	Fire Pit, Playground
Lot Description	Back Lane, Landscaped, Pie Shaped Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2023
Date Sold	October 27th, 2023
Days on Market	65
Zoning	R-G
HOA Fees	449.40
HOA Fees Freq.	ANN

Listing Details

Listing Office	GRAND REALTY
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.