

\$729,900 - 99 Howse Manor Ne, Calgary

MLS® #A2116260

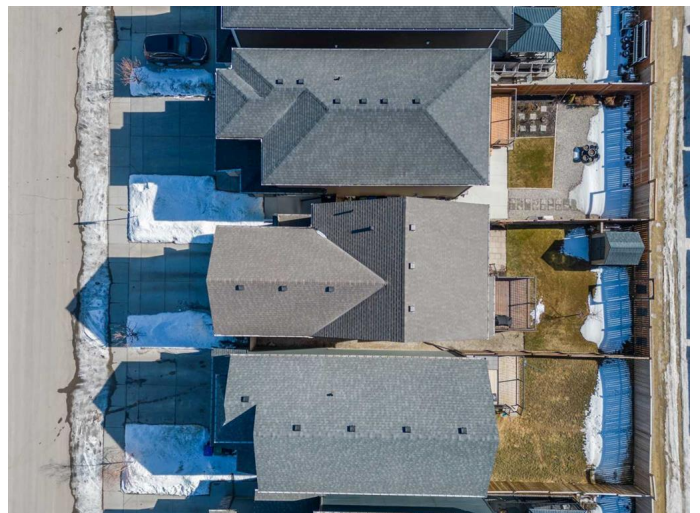
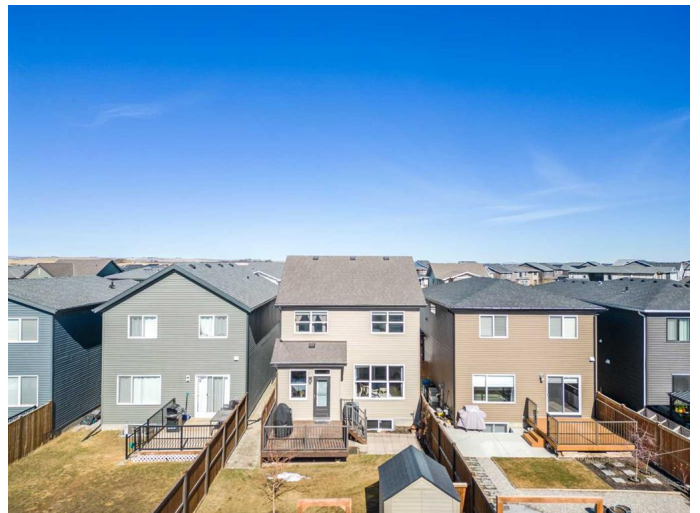
\$729,900

3 Bedroom, 3.00 Bathroom, 1,928 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Prime Location! This stunning Jayman Master Built home boasts an enviable setting near a spacious children's park, making it ideal for families. With a sought-after south-facing backyard, sun worshippers will love the ample natural light. Plus, it's conveniently situated within walking distance of the Livingston HOA hub with plenty of activities for the whole family. Showcasing 3 bedrooms, 2.5 baths and 1927+ sq.f.t. this home could be what you've been waiting for. The expansive living area is bathed in sunlight, seamlessly flowing into the dining area, which offers access to a beautiful deck and meticulously landscaped yard - perfect for entertaining or relaxing outdoors. The fantastic kitchen with eating bar has plenty of counter space, stunning cabinetry, S/S appliances, stone counters, subway tile backsplash, granite sink, pantry and more. The half bath is tucked away with plenty of privacy. Upstairs, the middle bonus room welcomes you with soaring 10'™+ ceilings and a spacious bedroom facing the front of the home. The upper level also boasts a laundry room and office nook for added convenience. The upgraded spindle railing guides you to another bedroom featuring laminate flooring and a well-appointed 4-piece bathroom. The primary bedroom is a tranquil retreat, offering ample space, natural light, and an ensuite complete with a soaker tub, stand-up shower, dual vanities, and a walk-in closet. The basement, with its open-concept layout, offers endless possibilities and is nearly complete -



simply add your choice of flooring to finish it off. A mechanical room houses a tankless water heater, high efficiency furnace and HRV system, while a workshop with a bench and sink ensures organized and tidy spaces for the creative homeowner. Additional highlights of this exceptional property include central air conditioning, double attached garage, a fenced yard with a composite shed included, built-in shelving in both the basement & garage, and a back lane for added convenience. Livingston is a vibrant, family-friendly community offering easy access to Stoney Trail, abundant shopping, restaurants, and a host of other bespoke amenities. Experience this remarkable home firsthand with the available virtual tour!

Built in 2017

Essential Information

MLS® #	A2116260
Price	\$729,900
Sold Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,928
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	99 Howse Manor Ne
Subdivision	Livingston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P 0X3

Amenities

Amenities	Clubhouse, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Close to Clubhouse, Front Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot, See Remarks, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	March 28th, 2024
Days on Market	8
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

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.