

\$684,000 - 142 Howse Common Ne, Calgary

MLS® #A2117203

\$684,000

3 Bedroom, 3.00 Bathroom, 1,032 sqft
Residential on 0.17 Acres

Livingston, Calgary, Alberta

Nestled within the welcoming community of Livingston, this property boasts luxury features and modern conveniences. Step inside this three-bedroom, 2.5-bathroom bungalow to experience year-round comfort, thanks to central air-conditioning and heated floors in the full bathrooms. The bright open kitchen is equipped with high-end black stainless steel appliances including an induction stove top, built-in oven and microwave, double door refrigerator with water and ice dispenser, dishwasher, soft-close cabinets and drawers, granite counters and a large pantry for ample storage. The eat-up island provides plenty of prep space and is perfect for entertaining guests as it opens into the bright living room and cozy dining area. Upscale touches to this home such as keyless entry, an in-ceiling speaker system, motorized blinds in the living room, a water softener, built-in fire protection system and modern square baseboards present a sleek finish. For ultimate convenience, enjoy laundry on the main floor in the primary en-suite. This luxurious ensuite also includes double sinks, a huge double glass enclosed shower and walk-in closet. The back entrance includes convenient coat hooks and cubbies and two closets for storage. Downstairs are a recreation room, a full bathroom and second bedroom. Just add flooring and drywall to complete the third bedroom and this property is fully finished. Step outside onto the deck to enjoy the fully fenced yard, complete with three access



gates, a BBQ gas line, and a gas line to the 24 x 22 heated detached double garage and lots of extra parking. Beyond the property, Livingston offers access to recreational amenities including a leisure rink, hockey rink, community centre, and splash park. Residents can also take advantage of discounted programs for both adults and children, making it an ideal place to call home for families and individuals alike. Crafted for sophisticated comfort and convenience with parking for five vehicles plus your RV, this home is a true gem!

Built in 2019

Essential Information

MLS® #	A2117203
Price	\$684,000
Sold Price	\$672,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,032
Acres	0.17
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	142 Howse Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L2

Amenities

Amenities	Clubhouse, Other, Park, Party Room, Playground
Parking Spaces	5
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Level, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 19th, 2024
Days on Market	22
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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