

\$764,900 - 140 Howse Crescent Ne, Calgary

MLS® #A2125418

\$764,900

3 Bedroom, 4.00 Bathroom, 1,828 sqft
Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to this fully finished 3-bedroom, 3.5-bathroom home in the coveted community of Livingston. It has over 2500 square feet of developed living space and features over \$50,000 worth of upgrades, an oversized double-attached garage, a low-maintenance landscaped yard, and a fully finished basement! Step inside and be greeted by 9-foot ceilings and stylish vinyl flooring that flows throughout the main floor. The kitchen is a chef's dream, boasting full-height cabinetry, a massive island, stone countertops, upgraded stainless steel appliances, a walkthrough pantry, and a charming stone backsplash. The kitchen's ample counter and cabinet space make it ideal for entertaining, while the walkthrough pantry to the mudroom adds convenience. The bright and airy living area seamlessly connects to the dining area, offering access to a low-maintenance composite deck and meticulously landscaped yard—perfect for hosting gatherings or simply enjoying the outdoors, where you can soak in downtown views. The open layout effortlessly transitions to the dining and living rooms, where a cozy fireplace with a stone wall and mantle creates a warm ambiance. A trendy feature wall adds a touch of contemporary flair, and the powder room completes this level. Upstairs, discover a versatile flex room/bonus room that can serve as a TV or playful space for kids. The primary bedroom connects to a spacious walk-in closet and laundry for added convenience. Indulge in the luxurious ensuite



bathroom with double vanity sinks, a large soaker tub, and a walk-in shower. Two additional bedrooms are bright and spacious, with a main bathroom completing this level. The builder-finished basement features a welcoming rec room that opens to a wet bar with a stone wall and stone countertops, perfect for entertaining guests. A full bathroom completes this level. Outside, the fully fenced backyard is a private retreat featuring low-maintenance landscaping and a charming fire pit area—ideal for unwinding after a long day. This home has many energy-efficient aspects, including the south-facing triple pane windows, the tankless water heater, a high-efficiency furnace, and an HRV system. Built by a reputable builder, Cedarglen Homes, with over \$50,000 worth of upgrades, including an extended garage to accommodate a larger truck. There is nothing left to do but move in. Livingston is a vibrant, family-friendly community with easy access to Stoney Trail, Livingston Community Centre featuring a 35,000 sq ft homeowners association with 3 skating rinks, tennis courts, a basketball court, a gymnasium, splash park, playground, outdoor amphitheatre, meeting rooms, a temporary fire hall and a planned future hospital & Green LRT Line making this location ideal. The location provides its residents easy access to various amenities, schools, shopping centers, and transportation routes. Don't miss the opportunity to experience this captivating home. Schedule your showing today and discover your dream home!

Built in 2020

Essential Information

MLS® #	A2125418
Price	\$764,900
Sold Price	\$764,900

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,828
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	140 Howse Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L5

Amenities

Amenities	Fitness Center, Game Court Interior, Park, Playground, Recreation Room
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Oversized

Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, Stone
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Garden

Lot Description Back Yard, Few Trees, Garden, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers, Zero Lot Line

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2024

Date Sold May 6th, 2024

Days on Market 11

Zoning R-G

HOA Fees 467.25

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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