



**70 Howse Common NE
Calgary, Alberta**

MLS # A2300024



\$639,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Close to Clubhouse, Front Yard, Landscaped, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this modern, well designed 3 bedroom, 2.5 bath home with a sunny south facing backyard, with no neighbors behind you, conveniently close to the community center and amenities in the vibrant community of Livingston. The contemporary kitchen features full height cabinetry, quartz countertops, a large central island, and stainless steel appliances, including an electric cooktop, wall oven, microwave, and chimney hood fan, plus a good sized corner pantry and a built in desk space. The rear deck offers a gas BBQ line and stairs to the landscaped sunny south backyard. The main floor showcases 9 foot ceilings, pot lighting, luxury vinyl plank flooring, a spacious living room with a modern gas fireplace, and a bright dining area with a large window, and has lots of room for dining furniture—perfect for entertaining. Energy efficient triple pane windows and a newly installed tankless hot water system add comfort and efficiency. Upstairs, enjoy a front facing bonus room with many windows that fill the room with natural light, a generous primary suite with huge window features a walk in closet and a 4 piece ensuite with walk in shower and double vanities, plus two additional bedrooms, a full bathroom, and a separate laundry room with full size washer and dryer. The unfinished basement includes a bathroom rough in and plenty of space for an additional bedroom, bathroom, recreation area, gym, and storage. New roof shingles in 2025. Ideally located close to the community center, parks, pathways, shopping, and major roadways.