



223 Howse Drive NE
Calgary, Alberta

MLS # A2311044



\$899,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Garage Workbench, Workbench in utility room

MOVE-IN READY | 4 BEDROOM +BONUS ROOM | FINISHED WALKOUT BASEMENT | DOUBLE ATTACHED GARAGE | LIVINGSTON'S MOST DESIRABLE POND LOCATION. This gorgeous home is just a short walk to the homeowners' association HUB, parks, pathways, retail amenities, and a brand-new school opening on the same street. Offering nearly 3,000 sq. ft. of professionally developed living space, this original-owner, customized walkout home was thoughtfully designed for family living and long-term flexibility. The fully finished walkout basement offers a bright and private extension of the home, complete with a spacious fourth bedroom, full bathroom, and a beautiful kitchenette featuring built-in cabinetry, sink, and fridge. Upstairs, a LARGE LAUNDRY ROOM, full bath and three generous bedrooms are complemented by a large bonus room and a stunning primary ensuite overlooking the pond. Open-concept main floor with a chef-inspired kitchen includes quartz countertops, an oversized central island, soft-close cabinetry, and a walkthrough pantry. A dedicated main-floor den provides flexibility for a home office, study area, or playroom, while the oversized mudroom connects to a fully finished garage with extensive built-in storage. Low-maintenance, fully landscaped backyard features a walkout patio with gas hookups, a reinforced concrete pad pre-wired for a hot tub, and uninterrupted pond and pathway views. Additional upgrades include new roof and siding (2025), a full IN-HOME SPRINKLER SYSTEM, epoxy garage flooring, hot and cold water in the garage, central vacuum, and exceptional pride of ownership throughout.