



**101 Howse Terrace NE**  
**Calgary, Alberta**

**MLS # A2316222**

**\$689,900**



<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,008 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, Kitchen Island, Laminate Counters, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Shed, TV Mount in Master Bedroom

\*\*\*VIRTUAL OPEN HOUSE IG LIVE SATURDAY JUNE 27TH 2:45PM-3PM \*\*\*IN-PERSON OPEN HOUSE SATURDAY JUNE 27TH 3PM-5PM\*\*\*Welcome to this beautifully maintained Jayman-built two-storey home in the highly sought-after family community of Livingston! Offered by the original owner, this impressive property features OVER 2,000 SQ FT of thoughtfully designed living space with 3 BEDROOMS, 2.5 bathrooms, a versatile FLEX ROOM, and a spacious upper-level BONUS ROOM. Step inside to discover LUXURY VINYL PLANK FLOORING throughout the majority of the home-creating a modern, low-maintenance living environment. The bright and functional kitchen is the heart of the home, showcasing a LARGE QUARTZ ISLAND, stainless steel appliances, chimney-style hood fan, and a generous walk-in pantry. The open-concept layout is perfect for both everyday living and entertaining. Upstairs, the spacious primary retreat offers a luxurious 5-PIECE ENSUITE, while the bonus room provides additional space for a media area, playroom, or home office. Two additional bedrooms and a full bathroom complete the upper level. Stay comfortable year-round with CENTRAL A/C and enjoy the efficiency of a tankless on-demand hot water system that has been regularly maintained. Save money on electricity with the 6 SOLAR PANELS. Pride of ownership is evident throughout, with the furnace professionally serviced in 2024. Significant exterior updates include approximately 85% of the roof shingles replaced in 2024, along with half of the vinyl siding and the eavestroughs replaced in 2025. Outside, you'll find a beautifully landscaped backyard with over \$10,000 invested in improvements, featuring a large concrete patio ideal for outdoor entertaining and a spacious storage shed. The double attached garage provides plenty of room for vehicles and

additional storage. Situated on a quiet street just a few blocks from a large green space and scenic pond, this exceptional home offers convenient access to everyday amenities including No Frills, McDonald's, Shell, and Anytime Fitness. Commuting is a breeze with quick access to Stoney Trail and Deerfoot Trail. This is a fantastic opportunity to own a move-in-ready home in one of Calgary's fastest-growing communities.