



GRASSROOTS

REALTY GROUP

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**104 Howse Terrace
Calgary, Alberta**

MLS # A2319151



\$684,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to 104 Howse Terrace NE — a stylish detached home offering nearly 1,900 square feet above grade in one of Calgary's most popular and fast-growing communities. Built in 2021, this home combines modern design, functional living space, and exceptional value for buyers looking for more room without stretching the budget. The bright, open-concept main floor is designed for everyday living and entertaining. The spacious kitchen features a large pantry, plenty of prep space, and flows seamlessly into the dining area and living room, creating a space where family and friends naturally gather. A practical mudroom and convenient powder room complete the main level. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a walk-in closet and private ensuite. The large bonus room offers the flexibility to create a family room, media space, home office, or playroom—whatever fits your lifestyle best. Outside, the fully fenced backyard is ready to enjoy, featuring a poured concrete patio that creates the perfect space for summer BBQs, outdoor dining, or relaxing evenings with friends. The unfinished basement offers a blank canvas for future development and the opportunity to add even more value over time. Livingston is one of Calgary's premier family communities, offering access to the impressive Livingston Hub, a 35,000-square-foot residents' facility featuring a gymnasium, skating rink, splash park, playground, tennis courts, event spaces, and year-round community programming. You'll also enjoy nearby parks, walking paths, playgrounds, shopping, schools, and quick access to Stoney Trail, Deerfoot Trail, and the future Green Line LRT. If you've been searching for a newer detached home with central A/C, an attached double garage, a great floor plan, and a fantastic

location, this home delivers outstanding value in today's market. Come see why Livingston continues to be one of Calgary's most sought-after communities. For more information, photos, and a guided 360 tour, click the links below!