



**35 Howse Manor NE**  
**Calgary, Alberta**

**MLS # A2325103**



**\$754,999**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	22,088 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Solar Tube(s), Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Built-in Microwave, Garden Shed

Experience the pinnacle of sustainable luxury in this meticulously maintained, sun-drenched contemporary residence. Boasting an exceptional EnerGuide 91 rating, this eco-conscious home seamlessly pairs triple-pane windows with an oversized 13.1 kW solar array for maximum energy efficiency, complemented by a dedicated 120/240V 50-amp EV charging station. The sophisticated interior is defined by 9-foot ceilings, sleek laminate flooring, and an upgraded chef’s kitchen complete with premium quartz countertops, full-height cabinetry, and stainless steel appliances (including a waterline-connected refrigerator). Thoughtful upgrades abound, including pot lighting, a Samsung washer/dryer set, a water softener, a tankless hot water system, a BBQ gas line, and a laundry room floor drain. The upper level features a versatile bonus room and three generously proportioned bedrooms, while the unfinished basement offers a 3-piece plumbing rough-in awaiting your custom design. Situated on a premium, pie-shaped lot, the exterior oasis showcases a fully fenced yard, an expansive composite deck, and a dedicated firepit patio. The insulated garage offers impressive 11'9" ceilings, ideal for elevated storage solutions. Residents will enjoy walkable proximity to local playgrounds and "The Hub," featuring premier HOA amenities including skating rinks, tennis courts, and a splash park, all with swift access to major commuter routes.