



GRASSROOTS
REALTY GROUP

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180 Howse Crescent NE
Calgary, Alberta

MLS # A2345783



\$749,888

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,311 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Irregular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

A standout opportunity in Livingston! This beautifully upgraded **Jayman BUILT Karma 24** offers over **2,300 sq. ft.** of above-grade living space, an oversized pie-shaped lot, desirable views, and a thoughtfully designed floor plan ideal for modern family living. The main level immediately impresses with **9' ceilings**, wide-plank LVP flooring, abundant natural light, and a spacious open-concept design. At the centre of the home is a well-appointed kitchen featuring quartz countertops, custom cabinetry, a generous island with eating bar, 5-burner gas range, stainless steel appliances, walk-through pantry, and large dining area—perfect for both everyday meals and entertaining. A spacious family room provides plenty of room to relax, while the main-floor office/bedroom offers flexibility for a home office, guest room, or additional living space. A generous mudroom adds practical storage and provides direct access to the garage. Upstairs, the impressive primary suite offers a peaceful retreat with **dual vanities**, a large walk-in closet, direct access to the laundry room, oversized glass shower, and soaker tub. Two additional bedrooms and a large bonus room provide plenty of space for family and guests. The unfinished basement is ready for your vision, with **plumbing, electrical and lighting rough-ins** already in place for future development. Outside, the oversized pie lot creates a wonderful sense of space and privacy. The **east-facing backyard**, covered **10' x 10' upper deck**, and fully fenced yard provide an inviting setting for outdoor enjoyment. The home also features excellent curb appeal with distinctive architectural rooflines, Smartboard detailing, covered front entry, concrete driveway, newer roof shingles, and **six solar panels**. The upgrades continue with **central A/C**, Navien tankless hot water, smart-home technology, whole-home fire

suppression sprinklers, EV plug rough-in, future radon piping rough-in**, and upgraded lighting, plumbing, and electrical fixtures. And the location is hard to beat. Enjoy easy access to **Livingston's ponds, parks, pathways, skating rink, schools, soccer fields, shopping, transit and bike routes**, with convenient connections to major north Calgary roads. **Beautifully upgraded, exceptionally spacious, and situated on one of the more desirable lot configurations in the community. With quick possession available, this Livingston home is ready for its next chapter.**