



GRASSROOTS
REALTY GROUP

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101 Howse Common NE
Calgary, Alberta

MLS # A2350541



\$849,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front D		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance		

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

Features: Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Echo Show, Ring doorbell, Ecobee thermostat, Ikea closets, Ikea media cabinet in bonus room, TV mount in basement rec room

Welcome to 101 Howse Common NE, an exceptional Livingston home offering 2,305 sqft of beautifully designed living space above grade, a fully legal 2 bedroom basement suite, and an impressive collection of thoughtful upgrades. Bright, spacious and move in ready, this home offers the kind of layout and functionality that works beautifully for both everyday family life and entertaining. The main floor immediately impresses with its generous proportions and natural light. The open concept living and dining areas flow seamlessly into the chef's kitchen, where an oversized island provides plenty of workspace and seating. The kitchen has a timeless look and comes fully equipped with a high quality appliance package, plenty of functional storage and a walkthrough pantry. The main floor also offers a private office and a mudroom providing excellent everyday organization and is roughed in for a future utility sink. Upstairs, the thoughtful layout continues with three bedrooms, including a spacious primary retreat with a beautifully finished ensuite. The ensuite features a large double sink vanity, a separate dedicated makeup vanity, soaker tub, standalone glass shower, and a spacious walk in closet. A cozy bonus room creates a comfortable secondary living space, while the large laundry room offers abundant storage and keeps laundry conveniently located on the upper level. The legal basement suite adds exceptional versatility and value, offering two more bedrooms, a full kitchen and comfortable living space. Whether used for extended family, guests or rental income, it provides a private and well equipped lower level with endless possibilities. The home has been thoughtfully updated throughout, with fresh paint including the baseboards, garage door and floor. Smart home features include smart switches and a sprinkler system throughout, while a tankless

water heater, water softener and reverse osmosis system in the kitchen add everyday comfort. Step outside to enjoy a newer deck finished with premium Tufdek vinyl, aluminum railing and privacy glass. It extends the full width of the home making it the perfect spot for summer BBQs and outdoor entertaining. The backyard also has access to a back lane and offers additional parking for one vehicle. Gemstone lighting also add a polished touch and beautiful curb appeal throughout the year and the brand new roof and five solar panels, add further peace of mind and efficiency. Located in Livingston, one of Calgary's most amenity rich master planned communities, residents enjoy extensive pathways, parks, green spaces and an off leash dog park, along with convenient access to major routes and Calgary International Airport. The 35,000 sqft Livingston Hub offers an impressive collection of amenities including tennis and pickleball courts, skating rinks, a gymnasium, splash park, playground, amphitheatre and gathering spaces, with year round events and programming through the Livingston HOA.