# **\$701,000 - 80 Howse Manor Ne, Calgary**

MLS® #A2237367

#### \$701,000

3 Bedroom, 3.00 Bathroom, 2,019 sqft Residential on 0.09 Acres

Livingston, Calgary, Alberta

Welcome to this stunning custom-built home in the vibrant community of Livingston! From the moment you step through the front door, you'II feel right at home. The spacious entryway offers plenty of room for everyone to come in and comfortably remove their shoes.

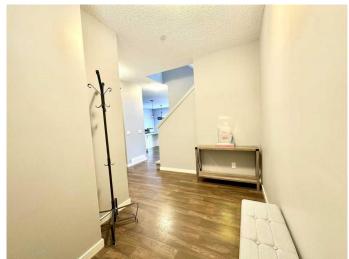
Inside, rich vinyl plank flooring and soaring 9-foot ceilings guide you through the beautifully designed main floor. The heart of the home is a stylish, modern kitchen featuring trendy finishes, a large central island, and stainless steel appliancesâ€"perfect for everyday living and entertaining.

Adjacent to the kitchen is a generous dining area that opens onto a deck leading to a fully landscaped and finished backyard, ideal for enjoying summer evenings. The main floor also features a cozy living room with a stunning gas fireplace and custom carpeted flooring for added warmth and comfort.

Upstairs, you'II find a central bonus room, two spacious bedrooms, a full main bathroom, and a convenient upper-level laundry room. The primary suite is a true retreat, showcasing a luxurious 5-piece ensuite with dual vanities and a massive walk-in closet.

Additional highlights include a built-in fire sprinkler system, a double front-attached garage, and roughed-in solar panel wiring for future sustainability.







Don't miss your chance to own this incredible homeâ€"schedule your showing today, before it's gone!

#### Built in 2017

#### **Essential Information**

MLS® # A2237367 Price \$701,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 2,019
Acres 0.09
Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

### **Community Information**

Address 80 Howse Manor Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0X2

#### **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Humidifier

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Storage, Other

Lot Description Garden

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 12th, 2025

Days on Market 98

Zoning R-G

HOA Fees 400

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Homecare Realty Ltd.

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