

**160 Howse Crescent NE**  
**Calgary, Alberta**

**MLS # A2236970**



**\$829,900**

|                  |                                                          |               |                  |
|------------------|----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                                               |               |                  |
| <b>Type:</b>     | Residential/House                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                 |               |                  |
| <b>Size:</b>     | 2,040 sq.ft.                                             | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 3                                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                   |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Views |               |                  |

|                    |                                                                                              |                   |     |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                                   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                          |                   |     |

Walk out basement with beautiful new, 4 bedrooms on upper floor, and fully upgraded, welcome to this beautiful family home in popular Livingston. It features LVP flooring and 9 feet ceiling on the main floor, quartz counter tops in the kitchen and washrooms, knock down ceiling, stainless steel appliances, and upgraded lighting package. Upper level with 4 bedrooms, large master bedroom with panoramic view, large ensuite with double vanity sinks, and separated bath tub and shower, large bonus room, and upper floor laundry room. Main floor with large and sunny living room, huge kitchen with lots of cabinets, spacious eating area, and sliding door to large walk out deck. It has been fully fenced and nicely landscaped. It is convenient located, closes to playground, shopping, and easy access to major roads. \*\* 160 Howse Crescent NE \*\*