

\$815,900 - 69 Howse Common Ne, Calgary

MLS® #A2248301

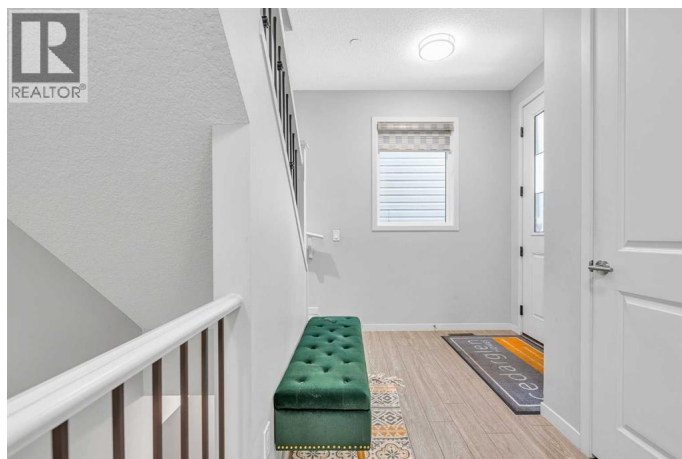
\$815,900

4 Bedroom, 4.00 Bathroom, 2,137 sqft

Single Family on 0.08 Acres

Livingston, Calgary, Alberta

Stunning Upgraded Home with Walkout Basement in Livingston! Welcome to this beautifully upgraded home located in the sought-after community of Livingston, featuring a fully finished walkout basement and thoughtfully designed living spaces throughout. As you step inside, you're greeted by a bright, open-concept layout filled with natural light. The main floor showcases 9-foot ceilings, luxury vinyl plank flooring, 8-foot doors, and oversized windows, offering both elegance and functionality. At the heart of the home is the gourmet kitchen, equipped with granite countertops, stainless steel appliances, a large island, full-height cabinetry, a built-in microwave, built-in oven, and a gas cooktop. The added spice kitchen with Gas Cooktop makes meal prep a breeze for any culinary enthusiast. The living and dining areas are anchored by a stylish electric fireplace, adding warmth and charm to the space. From here, step out onto the upper deck—perfect for enjoying your morning coffee or evening drink. Upstairs features three spacious bedrooms and a large bonus room with expansive windows that flood the space with natural sunlight. The primary suite is a true retreat, complete with a 5-piece ensuite including a double vanity, glass-enclosed shower, soaker tub, and a generous walk-in closet. This level is completed by a second full bathroom, a convenient laundry room, and maintains the upscale finish with 9-foot ceilings and 8-foot doors throughout. The fully finished walkout



basement is ideal for extended family or guests, offering a fourth bedroom, full bathroom, and a spacious family room with direct access to the backyard. Additional features include Water Purifier, Water Softener, Hot Tub. Close to Livingston Community Centre, shopping, playgrounds, and with easy access to Stoney Trail. This home offers the perfect blend of luxury, comfort, and locationâ€”a must-see for any serious buyer! (id:6289)

Built in 2017

Essential Information

Listing #	A2248301
Price	\$815,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,137
Acres	0.08
Year Built	2017
Type	Single Family
Sub-Type	Freehold

Community Information

Address	69 Howse Common Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P0V3

Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Water purifier, Water softener, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

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Listing information last updated on October 14th, 2025 at 3:16am PDT