

\$689,800 - 70 Howse Common Ne, Calgary

MLS® #A2252113

\$689,800

3 Bedroom, 3.00 Bathroom, 2,028 sqft
Single Family on 0.07 Acres

Livingston, Calgary, Alberta

HOME SWEET HOME! Welcome to this stunning 2 storey family home perfectly located in the desirable and popular community of Livingston OFFERING IMMEDIATE POSSESSION. This exquisite home offers 3 bedrooms, 2.5 bathrooms, a double attached garage and 2,853+ SQFT of contemporary living space throughout. RECENT UPGRADES include fresh paint, new roof and siding, newer dry and new hot water tank. The charming curb appeal leads you in to the sun-drenched main floor offering a 2 piece vanity bathroom, bright foyer, formal dining area, mud room, a massive living room flooded with natural sunlight and complimented by a chic, cozy fireplace and the gourmet chef's kitchen complete with premium stainless steel appliances, gleaming granite countertops, granite center island ideal for entertaining and a convenient corner pantry. Upstairs you will find 2 generous sized bedrooms, a 4 piece bathroom, a spacious laundry room, a family/bonus room that is perfect for a growing family and the master retreat boasting a walk-in closet and lavish 4 piece ensuite bathroom. The undeveloped basement offers incredible potential for future development. It offers all the storage space you could desire and a utility room. Outside, there is a double attached garage with driveway parking for 2 additional vehicles, and the landscaped, fully fenced backyard with a large deck. Great location close to all major amenities including shopping, parks, green



spaces, public transportation, restaurants and major roadways. This home is a must view! Book your private viewing today! (id:6289)

Built in 2017

Essential Information

Listing #	A2252113
Price	\$689,800
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,028
Acres	0.07
Year Built	2017
Type	Single Family
Sub-Type	Freehold

Community Information

Address	70 Howse Common Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P0V3

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	PVC window, No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2
View	View

Interior

Appliances	Washer, Cooktop - Electric, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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