

117 Howse Lane NE
Calgary, Alberta

MLS # A2275147



\$515,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/Duplex | | |
| Style: | 1 and Half Storey, Attached-Side by Side | | |
| Size: | 1,615 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | None, On Street | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|-----------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island | | |

Inclusions: N/A

Welcome to 117 Howse Lane NE in the family-friendly community of Livingston! This beautifully maintained semi-detached home offers over 1,560 sq ft of functional living space, designed with comfort and future potential in mind. The bright, open-concept main floor features a spacious living room with large front windows, a dining area perfect for family meals, and a modern kitchen with quartz countertops, stainless steel appliances, and ample cabinetry. A convenient half bath completes the main level. Upstairs, you'll find the primary suite with a walk-in closet and ensuite, along with two additional bedrooms and a full family bathroom—ideal for a growing family. One of this home's standout features is the separate side entrance and basement suite rough-in, providing incredible flexibility for future development or rental income. (City approval needed for development) Step outside to enjoy a large backyard, offering plenty of space for kids, pets, or creating your dream outdoor living area.