

13 Howse Row NE
Calgary, Alberta

MLS # A2285376



\$679,900

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| Division: | Livingston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,826 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) | | |
| Inclusions: | Fridge, Dishwasher, Electric Stove, Range Hood, Stacked Washer/Dryer | | |

Discover this stunning detached home in the prestigious community of Livingston, offering over 2,500 sq ft of developed living space, perfect for families and investors alike. This exceptional property features a total of 5 bedrooms and 3.5 bathrooms, highlighted by a valuable legal two-bedroom suited basement with its own separate entrance and laundry unit, providing excellent income potential. The main floor boasts an open concept layout with beautiful vinyl flooring throughout, leading to a modern kitchen equipped with stainless steel appliances, granite countertops, a large central island, and a separate pantry. Upstairs, you'll find a generous bonus room and three well-proportioned bedrooms, including the primary suite with a five-piece ensuite and walk-in closet. The upper level is completed by an additional four-piece bathroom and a conveniently located, separate laundry room. Outside, the property provides a private, low-maintenance backyard retreat, highlighted by a large deck, perfect for summer entertaining and enjoying the sunshine. Furthermore, the home's prime location offers convenient access to Stoney Trail, making commuting and exploring the city a breeze. Don't miss the chance to own this beautiful property that perfectly blends luxury, space, and investment potential in a fantastic location. Schedule your private viewing today!