

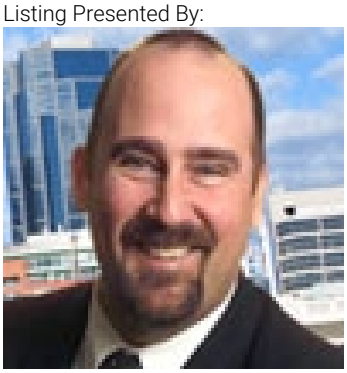
101 Howse Common Calgary Alberta

$839,900

Welcome to 101 Howse Common NE, an exceptional Livingston home offering 2,305 sqft of beautifully designed living space above grade, a fully legal 2 bedroom basement suite, and an impressive collection of thoughtful upgrades. Bright, spacious and move in ready, this home offers the kind of layout and functionality that works beautifully for both everyday family life and entertaining. The main floor immediately impresses with its generous proportions and natural light. The open concept living and dining areas flow seamlessly into the chef's kitchen, where an oversized island provides plenty of workspace and seating. The kitchen has a timeless look and comes fully equipped with a high quality appliance package, plenty of functional storage and a walkthrough pantry. The main floor also offers a private office and a mudroom providing excellent everyday organization and is roughed in for a future utility sink. Upstairs, the thoughtful layout continues with three bedrooms, including a spacious primary retreat with a beautifully finished ensuite. The ensuite features a large double sink vanity, a separate dedicated makeup vanity, soaker tub, standalone glass shower, and a spacious walk in closet. A cozy bonus room creates a comfortable secondary living space, while the large laundry room offers abundant storage and keeps laundry conveniently located on the upper level. The legal basement suite adds exceptional versatility and value, offering two more bedrooms, a full kitchen and comfortable living space. Whether used for extended family, guests or rental income, it provides a private and well equipped lower level with endless possibilities. The home has been thoughtfully updated throughout, with fresh paint including the baseboards, garage door and floor. Smart home features include smart switches and a sprinkler system throughout, while a tankless water heater, water so...

4pc Bathroom 6.33 Ft x 8.50 Ft
5pc Bathroom 11.67 Ft x 13.75 Ft
Bedroom 9.08 Ft x 15.08 Ft
Bedroom 9.75 Ft x 15.42 Ft
Bonus Room 11.50 Ft x 12.08 Ft
Laundry room 11.08 Ft x 5.58 Ft
Bedroom 11.67 Ft x 11.75 Ft
Bedroom 9.50 Ft x 10.17 Ft
Recreational, Games room 11.67 Ft x 18.42 Ft
Other 9.92 Ft x 14.67 Ft
2pc Bathroom 5.25 Ft x 4.67 Ft
Dining room 9.92 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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Primary Bedroom 12.42 Ft x 14.17 Ft

Other 11.50 Ft x 4.92 Ft

4pc Bathroom 9.50 Ft x 5.08 Ft

Kitchen 18.75 Ft x 13.92 Ft

Living room 12.92 Ft x 14.00 Ft

Office 10.50 Ft x 9.42 Ft