

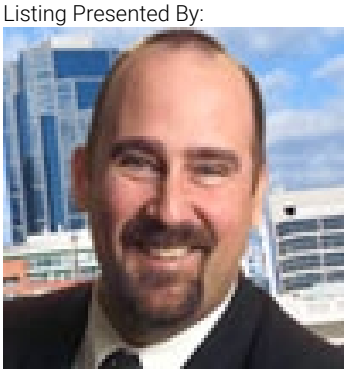
107 Howse Road Calgary Alberta

$760,000

Welcome to this beautifully maintained 2 1/2 -storey home in the vibrant community of Livingston, where thoughtful design, generous living spaces, and modern conveniences come together. With over 3,000 sq. ft. of developed living space, this home offers plenty of room for growing families to live, work, and entertain. Step inside and you'll immediately notice the bright, open feel, with large windows bringing natural light throughout the main level. The spacious kitchen is the heart of the home, featuring stainless steel appliances, an oversized island with seating, abundant cabinetry, generous counter space, and plenty of storage. Overlooking the dining area and welcoming living room, this open-concept layout makes everything from busy weekday mornings to family gatherings feel effortless. A dedicated main floor office provides a comfortable space to work from home, while the double attached garage adds everyday convenience. Upstairs, the spacious primary bedroom offers a relaxing retreat, complete with a walk-in closet and beautiful 5-piece ensuite featuring dual vanities, a soaker tub, and separate shower. Convenient upper-level laundry makes daily routines that much easier. Continue to the third floor, where you'll find one of this home's most appealing features! Two additional bedrooms, a full 5-piece bathroom, and a versatile loft create a fantastic space for kids, guests, or simply relaxing. Whether you envision a playroom, second family room, reading nook, or creative space, the possibilities are endless. The fully developed basement offers even more flexibility, with impressive 10-foot ceilings, a spacious recreation room, an additional bedroom, and a 3-piece bathroom. It's an ideal setup for movie nights, teenagers, or overnight guests. Outside, the cozy backyard provides a private spot to unwind and enjoy warmer days. Additional highlights include solar ...

5pc Bathroom 8.67 Ft x 8.00 Ft
Bedroom 12.33 Ft x 10.00 Ft
Bedroom 10.33 Ft x 13.58 Ft
Loft 17.42 Ft x 17.92 Ft
3pc Bathroom 7.83 Ft x 8.92 Ft
Bedroom 9.00 Ft x 12.00 Ft
Other 5.33 Ft x 9.25 Ft
Dining room 13.67 Ft x 9.25 Ft
Kitchen 11.58 Ft x 17.58 Ft
Living room 11.08 Ft x 12.25 Ft
Office 10.17 Ft x 7.83 Ft
5pc Bathroom 10.50 Ft x 13.33 Ft

Listing Presented By:



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Recreational, Games room 13.58 Ft x 23.75 Ft

2pc Bathroom 5.00 Ft x 5.08 Ft

Foyer 7.83 Ft x 10.42 Ft

Primary Bedroom 18.00 Ft x 16.00 Ft

Other 4.67 Ft x 14.75 Ft