



117 Howse Lane Calgary Alberta

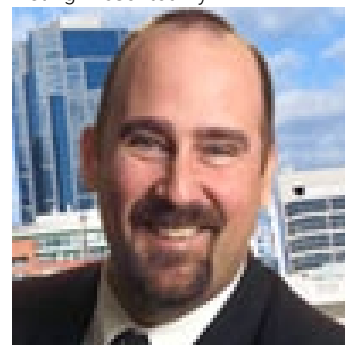
\$515,000

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. (id:6769)

4pc Bathroom 7.83 Ft x 4.83 Ft
4pc Bathroom 4.92 Ft x 9.67 Ft
Bedroom 8.58 Ft x 10.17 Ft
Bedroom 8.08 Ft x 12.00 Ft
Family room 11.67 Ft x 15.67 Ft
Laundry room 5.92 Ft x 5.92 Ft

Primary Bedroom 11.50 Ft x 12.75 Ft
Other 16.17 Ft x 41.58 Ft
2pc Bathroom 2.92 Ft x 8.17 Ft
Dining room 6.67 Ft x 13.17 Ft
Kitchen 10.08 Ft x 14.00 Ft
Living room 17.00 Ft x 12.83 Ft

Listing Presented By:



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