



223 Howse Drive Calgary Alberta

\$975,000

Welcome to this exceptional 3+1 bedroom, two-storey home with a professionally developed basement backing onto pond and pathway in the vibrant community of Livingston-offering 2953 sq.ft. of beautifully developed living space. Proudly built by Morrison Homes and meticulously maintained by the original owners, this custom floor plan showcases outstanding workmanship, thoughtful upgrades, and refined finishes throughout. The main level features a bright, open-concept design enhanced by large windows that flood the home with natural light. The chef-inspired kitchen is both stylish and functional, complete with quartz countertops, a central island, built-in microwave, soft-close cabinetry and drawers, and a convenient walkthrough pantry. A versatile main-floor den offers flexible space—perfect as a home office, study area, playroom, or cozy reading retreat. The oversized mudroom provides exceptional storage & organization directly off the garage. Upstairs, you'll find a spacious bonus room, upgraded laundry room, and three generous bedrooms, including a stunning primary retreat designed for comfort and luxury. The five-piece ensuite offers a spa-inspired experience featuring a separate oversized walk-in shower, a large soaker tub, vanity with dual sinks and mirrors, and a private water closet. Even the ensuite enjoys fantastic views and showcases beautiful custom tilework. The primary suite is completed by a spacious walk-in closet. The fully finished walkout basement is bright and inviting, with large windows that bring in an abundance of natural light. Thoughtfully designed for both comfort and entertaining, it features a built-in beverage fridge, sink, and cabinetry for added convenience—perfect for hosting or creating a private guest retreat. A fourth bedroom and direct access to the community pond and pathway system complete this exceptional lower level. Step outsi...

Recreational, Games room 16.58 Ft x 11.17 Ft

Other 12.33 Ft x 11.75 Ft

Bedroom 11.75 Ft x 11.67 Ft

3pc Bathroom 7.58 Ft x 4.92 Ft

Living room 16.58 Ft x 12.50 Ft

Dining room 11.92 Ft x 8.42 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft

Primary Bedroom 14.92 Ft x 13.75 Ft

5pc Bathroom 10.75 Ft x 9.67 Ft

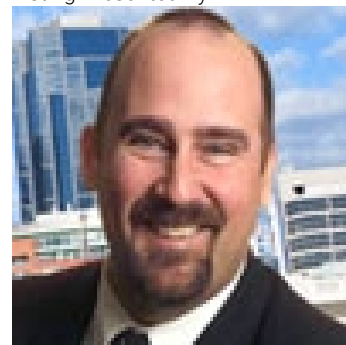
Bedroom 11.42 Ft x 9.08 Ft

Bedroom 11.42 Ft x 9.17 Ft

Bonus Room 18.92 Ft x 15.67 Ft

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Listing Presented By:



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Kitchen 13.17 Ft x 9.75 Ft

Den 9.92 Ft x 8.92 Ft

4pc Bathroom 8.25 Ft x 4.83 Ft

Laundry room 9.58 Ft x 8.25 Ft