

# \$839,900 - 180 Howse Crescent Ne, Calgary

MLS® #A2204130

**\$839,900**

4 Bedroom, 4.00 Bathroom, 2,309 sqft

Residential on 0.10 Acres

Livingston, Calgary, Alberta

Custom Jayman BUILT Home - Award Winning Karma 24 Model \*\* Family Approved \*\* Pie Lot & Views \*\* Extensive upgrades and superior quality, with over 2300+ square feet of luxurious air-conditioned living space. You will be impressed with the privacy of an oversized homesite with a private east-facing fully fenced backyard with a covered 10' x 10' upper wood deck. Enjoy this convenient Livingston Location - Steps away from the ponds, Ice rink, parks, pathways, schools, shopping, soccer, bike paths, transit, and the central north expressways. Rich curb appeal with architectural features - dramatic roof lines, attached garage with smart board trim, detailed door & full-sized concrete driveway, covered entry, solar panels and new roof shingles complete this spectacular elevation. There are extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes quartz counter tops, custom wood cabinets/doors, extension trims, Whirlpool stainless steel fridge/hood fan/dishwasher/microwave/gas cooktop range with five burners, recessed lighting, oversized central island, island with a flush eating bar & grey granite under mount sink, walk-through pantry with extra storage & a large central breakfast nook. The main floor layout offers high 9' ceilings, a main floor office or bedroom, a super-sized family room, and rich wide plank LVP floors featured from the front entrance and throughout the main floor. The large mud room offers more storage and



## 180 HOWSE CRESCENT NE

RECA MEASUREMENT STANDARD - CALGARY AB

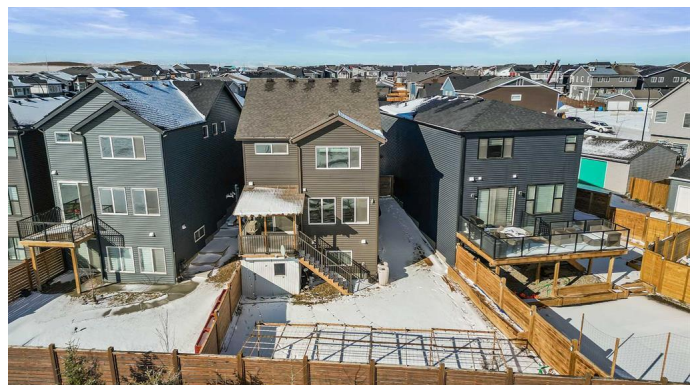
MAIN LEVEL (AG) - 1013.78 Sq Ft / 94.18 m<sup>2</sup>

UPPER LEVEL (AG) - 1295.68 Sq Ft / 120.36 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE - 2309.46 Sq Ft / 214.54 m<sup>2</sup>

UNDEVELOPED BASEMENT AREA (BG) - 1013.78 Sq Ft / 94.18 m<sup>2</sup>

TOTAL AG/BG AREA - 3323.24 Sq Ft / 308.72 m<sup>2</sup>



easy access to the garage. Upstairs leads to the upper three bedrooms, bonus room, and laundry room. The primary bedroom suite includes his and hers vanity sinks, massive walk-in closets, an easy connection to the upper laundry room, an oversized shower w/ glass door, and a gorgeous soaker tub to complete this stunning spa-like en-suite. **BONUS:** The basement is unspoiled for your specific plans. Plus, smart home technology, whole interior fire suppression sprinkler system, 6 solar panels, Navien tankless hot water heater, 9' main floor ceilings, generously sized bedrooms with large windows, electric car plug rough-in, future radon basement piping rough-in, plumbing/lighting, and electrical fixtures upgraded! Donâ€™t miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204130    |
| Price          | \$839,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,309       |
| Acres          | 0.10        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 180 Howse Crescent Ne |
| Subdivision | Livingston            |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3P 1L5 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Dog Park   |
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Side By Side |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Central, Forced Air, Natural Gas  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Private Yard, Rain Gutters                                   |
| Lot Description   | Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 40               |
| Zoning         | R-G              |
| HOA Fees       | 467              |
| HOA Fees Freq. | ANN              |

### Listing Details

Listing Office

Jayman Realty Inc.

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