

\$725,000 - 17 Howse Terrace Ne, Calgary

MLS® #A2251415

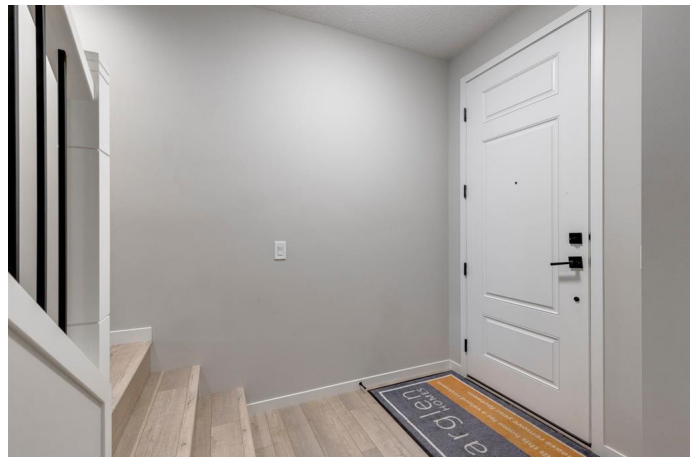
\$725,000

3 Bedroom, 3.00 Bathroom, 2,048 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome home to the sought after Calgary's Community of the Year, Livingston, in NW Calgary! This incredibly Stunning and Immaculate 2019 home has everything you've been waiting for! Want a newer home without all the hassle? This home is completely MOVE-IN READY with landscaping, fencing and the blinds package already finished and waiting for you! When you enter into this incredible home; you can't help but feel like you walked into pure luxury! Check out the gorgeous laminate flooring throughout, the 9 ft ceilings, 2 tone kitchen, big bright windows and open concept layout! Chef's DREAM Kitchen with Upgraded stainless steel appliances, including a FRENCH door Refrigerator with water and ice, gas stove, granite counters, upgraded lights, upgraded soft close full height cabinetry, crown moulding, chimney style hood-fan, built-in Microwave and farmhouse style sink. Hope you love those big family dinners, there's lots of room for a large table and lots of entertaining for your guests as well lots of room in the back yard for those summer BBQ days (gas line to the deck) in the WEST back yard. Head upstairs and be amazed at your massive bonus room! While some of the family enjoy the living room downstairs; the rest of the family can watch movies in this big bonus area. Three excellent sized bedrooms are also on this level including a primary bedroom with a 5 piece stunning ensuite boasting dual sinks and a soaker tub, stand up



shower and a large walk in closet! And let's not forget your upper level laundry with built in sink! The large basement is awaiting for your creativity to develop in the future, with rough in for the bathroom, and hot water on demand. ALBERTA NEW HOME WARRANTY. Upgraded include: lights throughout the entire home, Built-In Data ports, 8 foot doors on main, flooring, A/C rough in. Livingston is home to a large Homeowners Association known as the Hub that was created with its residents in mind as this facility offers excellent amenities such as a splash park, tennis courts, and playgrounds. Commuting to your favourite spots in Calgary is easy from Livingston with its easy access to major transportation nodes such as Deerfoot Trail and Stoney Trail. NEW ROOF/ NEW SIDING/FRESHLY PAINTED

Built in 2019

Essential Information

MLS® #	A2251415
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,048
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	17 Howse Terrace Ne
Subdivision	Livingston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.