

# \$769,900 - 180 Howse Crescent Ne, Calgary

MLS® #A2216743

**\$769,900**

4 Bedroom, 3.00 Bathroom, 2,309 sqft

Residential on 0.10 Acres

Livingston, Calgary, Alberta

**\*\* PRICED TO SELL - QUICK POSSESSION**

**\*\* 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-foot 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 easy access to the garage. Upstairs leads to the upper three bedrooms, a bonus room, and a 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 with 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! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!

Built in 2020

### Essential Information

MLS® #	A2216743
Price	\$769,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
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	Double Garage Attached, Concrete Driveway, Front Drive, Garage Door Opener, Insulated, Oversized, Side By Side
# of Garages	2

### Interior

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

### Exterior

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

### Additional Information

Date Listed	May 1st, 2025
Days on Market	85
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Jayman Realty Inc.
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