

\$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

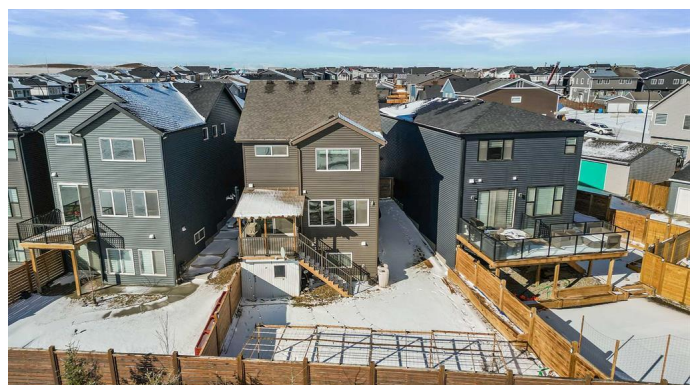
MAIN LEVEL (AG) - 1013.78 Sq Ft / 94.18 m²

UPPER LEVEL (AG) - 1295.68 Sq Ft / 120.36 m²

TOTAL ABOVE GRADE RMS SIZE - 2309.46 Sq Ft / 214.54 m²

UNDEVELOPED BASEMENT AREA (BG) - 1013.78 Sq Ft / 94.18 m²

TOTAL AG/BG AREA - 3323.24 Sq Ft / 308.72 m²



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! Don'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	42
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

Listing Details

Listing Office Jayman Realty Inc.

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