



82 Howse Common NE, Calgary, Alberta - \$709,900



Main Photo

Property Description

Welcome to this beautifully presented two-storey detached home in the vibrant and growing community of Livingston. With 2,095 sq.ft. of thoughtfully designed space and a south-facing backyard, this home offers the perfect blend of comfort, style, and future potential.

The main level features 9-foot ceilings and durable vinyl plank flooring throughout. The open-concept layout includes a bright Living Room with an electric fireplace and a Dining area that leads directly onto the sunny deck—complete with gas hookup and stairs down to the backyard, making it ideal for BBQs and outdoor entertaining. The backyard features a cherry tree, creating a lovely space for gardening or play. At the heart of the home is a modern Kitchen equipped with quartz countertops, a central island, stainless steel appliances and a walk-through pantry connecting conveniently to the mudroom and double attached garage. The home also features energy-efficient triple-pane windows and a tankless hot water system,



enhancing comfort and efficiency.

In the upstairs, you'll find a spacious Primary Suite complete with a walk-in closet and a 4-piece ensuite featuring double vanities. Two additional bedrooms are well-sized and share a full 4-piece bathroom. A generous Bonus Room offers great flexibility for a family lounge or media space. On the side, there's a built-in desk make it a perfect spot for a home office or study nook. A dedicated laundry room on this level adds everyday convenience and keeps household chores easily accessible.

The unfinished basement includes a bathroom rough-in, offering excellent potential for future development—whether it be a home gym, additional bedrooms, or a recreation area.

Located in a well-connected neighbourhood, this home is just minutes from the Livingston Hub, parks, schools, shopping, and major routes such as Stoney Trail and Deerfoot Trail.

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