

17 Howse Row NE  
Calgary, Alberta

MLS # A2211766



**\$725,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Skylight(s)		

**Inclusions:** N/A

Welcome to this beautifully upgraded, fully finished home in the sought-after community of Livingston, built by Brookfield Residential and loaded with thoughtful features both inside and out. Offering over 2,375 sqft of developed living space, this home is perfect for families, first-time buyers, or investors seeking turnkey convenience, designer finishes, and a low-maintenance lifestyle. Step inside to a bright and open floor plan featuring 9' ceilings, durable luxury vinyl plank flooring, and large windows that fill the home with natural light. The kitchen is a true showstopper with quartz countertops, stainless steel appliances, a spacious island, and two skylights (replaced in 2024) for an even brighter cooking and entertaining space. The primary suite is a private retreat, complete with a walk-in closet featuring custom built-ins and a sleek ensuite bathroom. Upstairs also includes two additional bedrooms, a laundry room, and a full bathroom - every bedroom and closet throughout the home features custom built-in organizers to maximize storage and style. Downstairs, the professionally finished basement adds exceptional versatility with a huge recreation room, an additional bedroom, and a full 4-piece bathroom, perfect for guests, teens, or a home office. Enjoy year-round comfort with central air conditioning (new in 2024), and outdoor living at its best with a zero-maintenance backyard featuring artificial turf, professional landscaping, mature trees, and a two-tiered deck with glass railing, ideal for entertaining or relaxing in privacy. The oversized 24x24 double detached garage is fully insulated, drywalled, and includes a sealed concrete pad, offering space for vehicles, tools, or hobbies. Additional value comes with a comprehensive 2024 exterior refresh due to an insurance claim - new siding, shingles, windows, downspouts, exterior lights, and fencing mean peace of mind.

for years to come. Located just steps from Livingston's parks, pathways, the Hub community centre, schools, and with quick access to major routes like Stoney and Deerfoot Trail, this home offers the perfect balance of comfort, convenience, and community. Don't miss your chance to own a meticulously maintained and upgraded home in one of Calgary's most exciting neighbourhoods—book your private showing today!