

**72 Howse Heights NE**  
**Calgary, Alberta**

**MLS # A2163759**



**\$710,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,742 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Private, Rectangular Lot, Sloped L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Stunning Single-Family Home in Livingston! Discover this beautifully appointed 3-bedroom, 2.5-bathroom home with a legal 1-bedroom walk-out basement in the vibrant Livingston community, Calgary. Conveniently located just off Stoney Trail and Centre Street, you'll be close to Superstore, Vivo, Landmark Cinema, Home Depot, Canadian Tire, major banks, restaurants, and more. It's a short 5-minute drive to North Point bus terminal and 10 minutes to Cross Iron Mills, with easy access to Deerfoot via Stoney Trail. Key Features: - Main Floor: Spacious living room, a large office, and a stylish kitchen with granite countertops and stainless-steel appliances, including a full-sized fridge with ice dispenser. - Upstairs: 3 bedrooms, a large bonus room, granite countertops in the bathrooms and upstairs laundry. - Basement: Legal 1-bedroom suite with a walk-out to grade, featuring a second kitchen, laundry, and furnace for added convenience and privacy. - Exterior: Detached two-car garage and a deck perfect for outdoor enjoyment. - Community: Access to The Livingston Hub with green spaces, soccer fields, and a recreation center. Book your viewing today and make this dream home yours! ?