

18 Howse Terrace NE
Calgary, Alberta

MLS # A2201409



\$819,900

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|-----------|---|--------|------------------|
| Division: | Livingston | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,281 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Garage Faces Front | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot | | |

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|-------------|--|------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Breakfast Bar, Built-in Features, Dry Bar, High Ceilings, Pantry, Separate Entrance | | |

Inclusions: N/A

Elegantly designed and impeccably crafted, this stunning residence in the heart of Livingston offers a seamless blend of modern luxury and timeless functionality. With 2,262 square feet of meticulously planned living space, including a fully developed basement with a private side entrance, every detail has been thoughtfully curated for style and comfort. The main floor exudes warmth with an inviting electric fireplace set against floor-to-ceiling built-in cabinetry, creating a refined yet cozy living space. The gourmet kitchen is a chef's dream, featuring sleek stainless steel appliances, extended-height cabinetry, and gleaming granite countertops that perfectly complement the spacious dining area—ideal for hosting unforgettable gatherings. A private den, framed by elegant open-concept doors, offers the perfect retreat for work or study. Upstairs, the luxurious primary suite boasts a spa-like five-piece ensuite and a generous walk-in closet, while two additional bedrooms and a massive luminous bonus room provide ample space for relaxation. The upper-level laundry room, complete with a built-in storage shelf, enhances everyday convenience. Downstairs, the beautifully finished basement offers exceptional versatility, with an additional bedroom, a stylish three-piece bathroom, a dedicated den, and a sophisticated wet bar—perfect for entertaining or creating a private guest retreat. Nestled on a full lot just steps from the vibrant Livingston Hub, this home masterfully balances design and function, delivering an exquisite living experience in one of the city's most desirable communities.