

# \$699,990 - 31 Howse Manor Ne, Calgary

MLS® #A2226757

**\$699,990**

3 Bedroom, 3.00 Bathroom, 2,046 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Open House Sat JULY 5th at 2-4PM:

Beautifully maintained home located in the sought-after community of Livingston. The open-concept main floor features soaring 9'™ ceilings and an abundance of natural light, with a spacious living and dining area that flows seamlessly into a modern kitchen. Enjoy high-end finishes including a massive quartz island, walk-in pantry, and a well-planned mudroom connecting to the double attached garage. Step through patio doors to a large deck and a fully fenced backyard—ideal for summer entertaining.

Upstairs, discover a bright and versatile bonus room, convenient laundry, and three generously sized bedrooms. The elegant primary suite offers a walk-in closet and a spa-inspired ensuite with dual quartz vanities. The secondary full bath is also upgraded with quartz counters.

Perfectly located near scenic pond-side walking trails and community green spaces, this home offers quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, and VIVO Recreation Centre. HOA fees include year-round access to Livingston's state-of-the-art community centre featuring a gymnasium, outdoor skating rink, skate park, and more.

Built in 2016



## Essential Information

MLS® #	A2226757
Price	\$699,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,046
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	31 Howse Manor Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0X2

## Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Driveway
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room, Brick Facing
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	36
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
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