

# \$715,000 - 80 Howse Manor Ne, Calgary

MLS® #A2237367

**\$715,000**

3 Bedroom, 3.00 Bathroom, 2,019 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

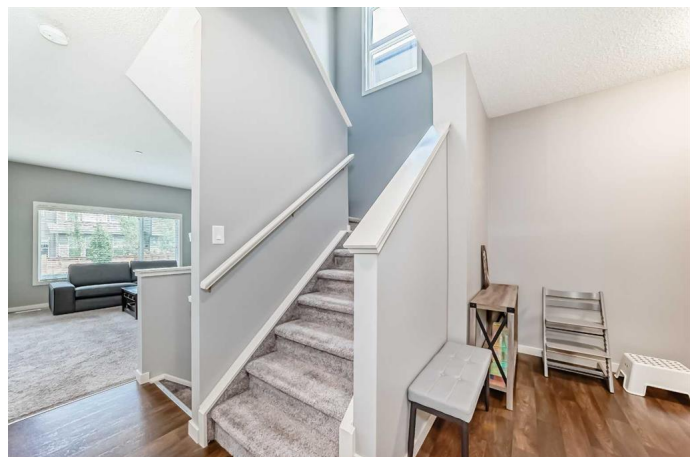
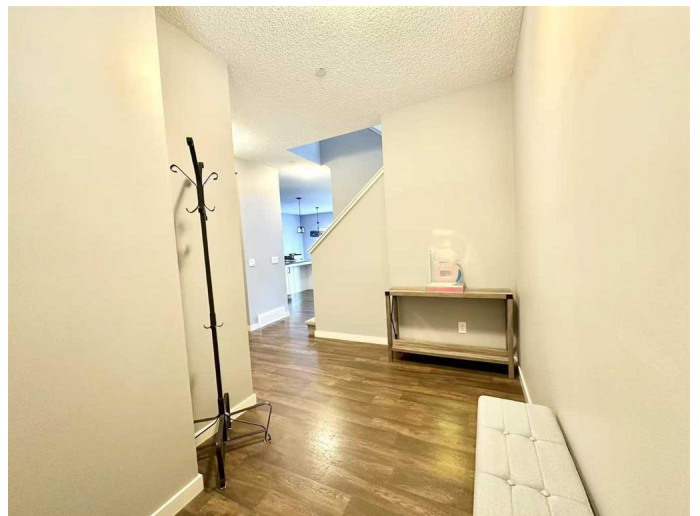
Welcome to this stunning custom-built home in the vibrant community of Livingston! From the moment you step through the front door, youâ€™ll feel right at home. The spacious entryway offers plenty of room for everyone to come in and comfortably remove their shoes.

Inside, rich vinyl plank flooring and soaring 9-foot ceilings guide you through the beautifully designed main floor. The heart of the home is a stylish, modern kitchen featuring trendy finishes, a large central island, and stainless steel appliancesâ€”perfect for everyday living and entertaining.

Adjacent to the kitchen is a generous dining area that opens onto a deck leading to a fully landscaped and finished backyard, ideal for enjoying summer evenings. The main floor also features a cozy living room with a stunning gas fireplace and custom carpeted flooring for added warmth and comfort.

Upstairs, youâ€™ll find a central bonus room, two spacious bedrooms, a full main bathroom, and a convenient upper-level laundry room. The primary suite is a true retreat, showcasing a luxurious 5-piece ensuite with dual vanities and a massive walk-in closet.

Additional highlights include a built-in fire sprinkler system, a double front-attached garage, and roughed-in solar panel wiring for future sustainability.



Don't miss your chance to own this incredible homeâ€”schedule your showing today, before it's gone!

Built in 2017

### Essential Information

MLS® #	A2237367
Price	\$715,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,019
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	80 Howse Manor Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0X2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier,

	Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other, Storage
Lot Description	Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 12th, 2025
Days on Market	26
Zoning	R-G
HOA Fees	400
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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