

## 18 Howse Terrace NE Calgary, Alberta

MLS # A2201409



# \$819,900

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.