

**223 Howse Drive NE  
Calgary, Alberta**

**MLS # A2289398**



**\$949,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Livingston  |               |                  |
| <b>Type:</b>     | Residential/House                                       |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,300 sq.ft.  | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, See Remarks |               |                  |
| <b>Lot Size:</b> | 0.08 Acre   |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Rectangular Lot, Views       |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Other   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s) |                   |     |

**Inclusions:** Work bench in garage and work bench in utility room are included

Welcome to this exceptional 3+1 bedroom, two-storey home with a professionally developed basement backing onto pond and pathway in the vibrant community of Livingston-offering 2953 sq.ft. of beautifully developed living space. Proudly built by Morrison Homes and meticulously maintained by the original owners, this custom floor plan showcases outstanding workmanship, thoughtful upgrades, and refined finishes throughout. The main level features a bright, open-concept design enhanced by large windows that flood the home with natural light. The chef-inspired kitchen is both stylish and functional, complete with quartz countertops, a central island, built-in microwave, soft-close cabinetry and drawers, and a convenient walkthrough pantry. A versatile main-floor den offers flexible space—perfect as a home office, study area, playroom, or cozy reading retreat. The oversized mudroom provides exceptional storage & organization directly off the garage. Upstairs, you’ll find a spacious bonus room, upgraded laundry room, and three generous bedrooms, including a stunning primary retreat designed for comfort and luxury. The five-piece ensuite offers a spa-inspired experience featuring a separate oversized walk-in shower, a large soaker tub, vanity with dual sinks and mirrors, and a private water closet. Even the ensuite enjoys fantastic views and showcases beautiful custom tilework. The primary suite is completed by a spacious walk-in closet. The fully finished walkout basement is bright and inviting, with large windows that bring in an abundance of natural light. Thoughtfully designed for both comfort and entertaining, it features a built-in beverage fridge, sink, and cabinetry for added convenience—perfect for hosting or creating a private guest retreat. A fourth bedroom and direct access to the community pond

and pathway system complete this exceptional lower level. Step outside to your beautifully landscaped, low-maintenance private backyard with breathtaking views. A reinforced concrete pad is ready to support a hot tub, complete with exterior wiring—ideal for relaxing under the northern lights. Gas hookups are available on both the main-level deck and walkout patio, making outdoor entertaining effortless. Additional premium features include: • 2025 new roof and new siding • Rounded (bullnose) wall corners • Full in-home sprinkler system • Vacuflo central vacuum system with additional garage unit • Epoxy-coated garage flooring with extensive storage • Hot and cold water taps in the garage • Easy access to major roadways Perfectly situated on the same side of the street and within walking distance to the incredible Livingston Homeowners Association hub, expansive parks, and a new school scheduled to open in 2029. With a multitude of amenities opening this summer, this home offers ultimate walkability and convenience. This is a rare opportunity to own a thoughtfully upgraded, move-in-ready home in one of Calgary's most desirable communities!