

\$675,000 - 126 Howse Common Ne, Calgary

MLS® #A2269646

\$675,000

3 Bedroom, 3.00 Bathroom, 1,807 sqft
Residential on 0.08 Acres

Livingston, Calgary, Alberta

**** Custom Jayman BUILT Home - Award Winning Taylor 24 Model ** Family Approved**
**** Downtown City Views ** Extensive upgrades and superior quality, with over 1800+ square feet of luxurious living space. You will be impressed with the privacy of an oversized homesite with a private south-facing backyard with a 10' x 10' upper deck. Enjoy this convenient Livingston Location - steps away from the ponds, Ice rink, parks, pathways, schools, shopping, soccer fields, bike paths, transit, and the Central North Expressways. Rich curb appeal with architectural features - dramatic roof lines, 24' x 19' attached garage with smart board trim, detailed door & full-sized concrete driveway, covered entry, stone-faced columns, and new roof shingles complete this spectacular elevation. There are extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes quartz countertops, custom shaker style cabinets/doors, extension trims, quality Whirlpool stainless steel fridge/dishwasher/built-in microwave/electric smooth top slide in stove with overhead exhaust fan, recessed lighting, oversized central island, island with a flush eating bar & black granite undermount sink, walk-through pantry with cabinet storage & a large central breakfast nook. The main floor layout includes a private office and a family room with a electric fireplace, a family-sized open foyer and rich wide plank LVP floors featured from**



126 HOWSE COMMON NE
REC-MEASUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AG) - 772.00 Sq Ft / 71.72 m²
UPPER LEVEL (AG) - 1035.34 Sq Ft / 96.18 m²
TOTAL ABOVE GRADE RMS SIZE - 1807.34 Sq Ft / 167.90 m²



the front entrance and throughout the main floor. Upstairs leads to the upper three bedrooms, the bonus room, and the laundry room. The primary bedroom suite includes his and hers vanity sinks, a massive walk-in closet, an oversized shower with/ glass door, and a gorgeous soaker tub to complete this stunning spa-like en-suite. BONUS: The garage features an epoxy floor, while the basement remains unfinished and can accommodate a future large family room with a bar area, bedroom, full bathroom, full-sized furnace room/storage, and media room. Plus, smart home technology, a whole interior fire suppression sprinkler system, six solar panels, a Navien tankless hot water heater, a 9' main floor & high basement ceilings, generously sized bedrooms with large windows, an electric car plug rough-in, future radon basement piping rough-in, plumbing/lighting, and electrical fixtures upgraded! Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!

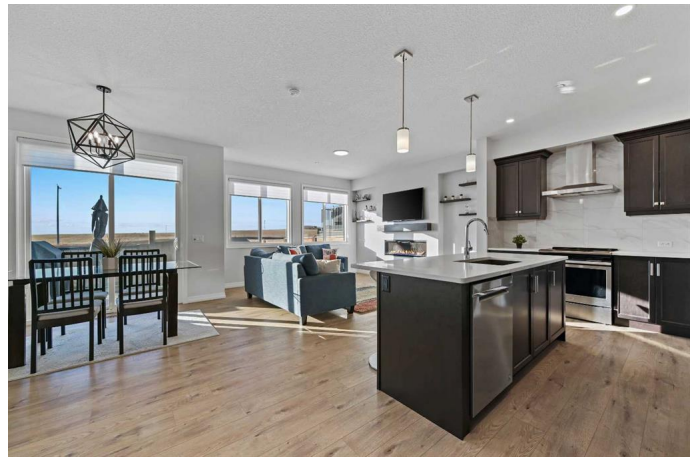
Built in 2020

Essential Information

MLS® #	A2269646
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,807
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 126 Howse Common Ne
Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1L2



Amenities

Amenities Dog Park
Parking Spaces 4
Parking Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Side By Side
of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating Central, Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Family Room, Mantle, Tile
Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Yard, Rain Gutters
Lot Description Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Views
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 7th, 2025
Days on Market 4
Zoning R-G

HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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