

# \$819,900 - 81 Howse Mount Ne, Calgary

MLS® #A2212840

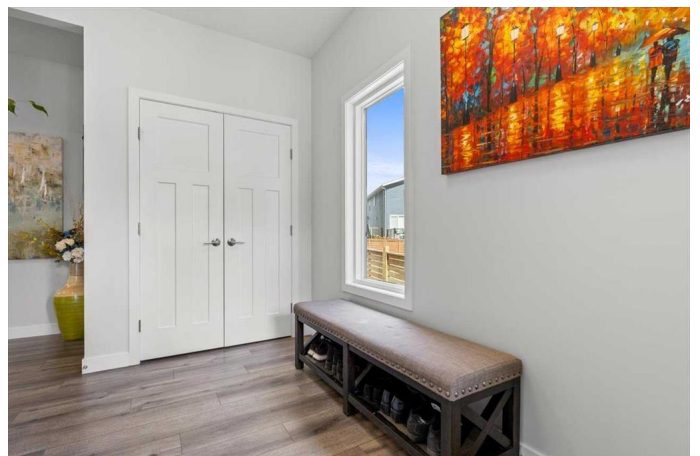
**\$819,900**

4 Bedroom, 4.00 Bathroom, 2,151 sqft

Residential on 0.10 Acres

Livingston, Calgary, Alberta

Welcome to this stunning and beautifully maintained 4-bedroom, 3.5-bath home located in the vibrant and family-friendly community of Livingston. This spacious, thoughtfully designed home offers comfort, style, and functionality across all three levels. The main floor has an inviting large entryway with entry closet and a great OPEN CONCEPT layout featuring a bright, modern kitchen with a pantry, granite countertops and a large island with extra seating and KITCHENAID appliances including a gas stovetop, Hood fan, fridge, dishwasher and combo wall oven with microwave with convection. The spacious living and dining room area is perfect for entertaining. There is also a convenient 2 piece powder room as well as a 2nd coat closet. The open stairwell leading to the upper floor enhances the modern feel and the upper level features an EXPANSIVE BONUS ROOM ideal for family media or a playroom. There is a GENEROUSLY sized PRIMARY BEDROOM with a luxurious 5 PIECE ENSUITE including dual vanities, large soaker tub, and a separate shower. There are 2 additional bedrooms each with a portable A/C unit, a stylish 4 piece bathroom and a convenient upper level laundry room. The fully finished lower level is a private and versatile area for guests or extended family. The well equipped Kitchen features an island with seating, INDUCTION COOK TOP, refrigerator and MICROWAVE/CONVECTION OVEN COMBO. There is a comfortable living area and a



LARGE BEDROOM along with a lovely 4 piece bath with dual sink vanity and a large walk in shower. The home also has SMART HOME features: MyQ Smart control Garage, August Smart Door Lock, Ecobee Smart Thermostat and 5 Smart home switches. The exterior features a LARGE back yard with gardens, low maintenance perennials, DECK, SHED, BUILT IN SPRINKLER SYSTEM and HOT and COLD HOSE BIBS for convenience. The NEW ROOF has upgraded CLASS 4 HAIL RESISTANT roof shingles as well as 6 SOLAR PANELS for energy efficiency. There is a Double attached garage with MEZZANINE SHELVING for extra storage and space for 2 more cars in front. This prime location is ideally situated near playgrounds, parks, shopping, schools and STONEY TRAIL, this home is perfect for families looking for a turnkey property in one of Calgary's fastest growing communities. Be sure to schedule your private showing today!

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212840    |
| Price          | \$819,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,151       |
| Acres          | 0.10        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 81 Howse Mount Ne |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P 1N9           |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Smart Home, Tankless Hot Water         |
| Appliances        | Convection Oven, Dishwasher, Dryer, Gas Cooktop, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                                                               |
| Cooling           | Other                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                        |

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Other, Private Yard, Garden                                  |
| Lot Description   | Back Yard, Landscaped, Lawn, Pie Shaped Lot, Private, Garden |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | R-G              |
| HOA Fees       | 473              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

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