

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

MLS® #A2212840

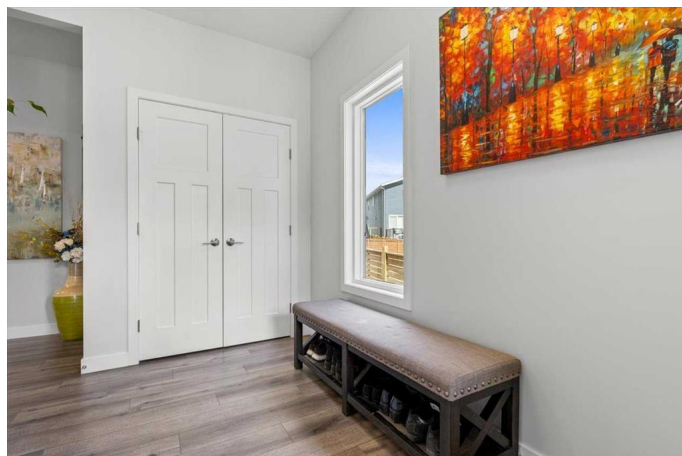
**\$819,900**

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, Smart Home, Walk-In Closet(s), Recessed Lighting, Tankless Hot Water
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In, Convection Oven, Induction Cooktop, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	April 18th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

### Listing Details

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