

\$799,900 - 81 Howse Mount Ne, Calgary

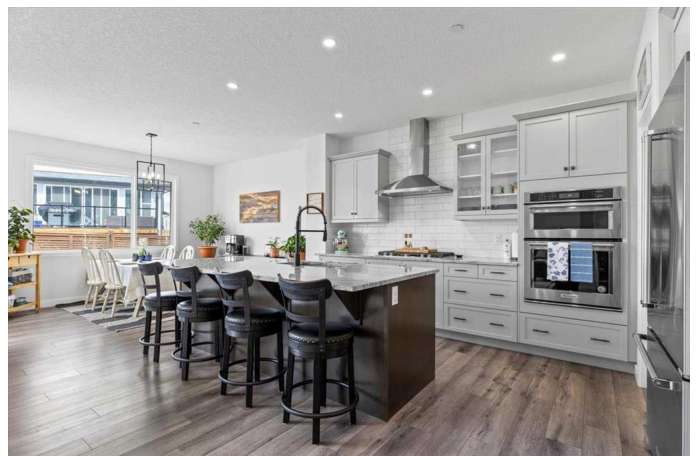
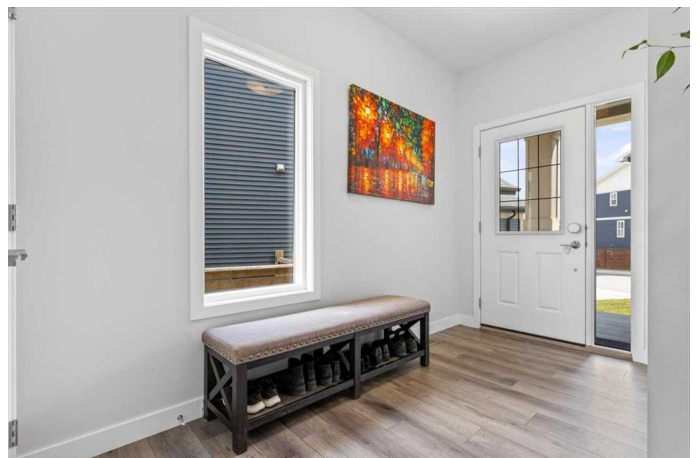
MLS® #A2212840

\$799,900

4 Bedroom, 4.00 Bathroom, 2,151 sqft
Residential on 0.10 Acres

Livingston, Calgary, Alberta

A FABULOUS HOME AT A FABULOUS PRICE!!! Welcome to this stunning and beautifully maintained 4-bedroom, 3.1-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 bath and a 2nd coat closet. The open stairwell leading to the upper floor enhances the modern feel and the upper level features a large BONUS ROOM. There is a roomy 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 low maintenance perennials, BUILT IN SPRINKLER SYSTEM, DECK, SHED and HOT and COLD HOSE BIBS for convenience. The NEW ROOF has upgraded CLASS 4 HAIL RESISTANT shingles and has 6 SOLAR PANELS for energy efficiency. There is a Double attached garage with MEZZANINE SHELVING for storage. 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 | \$799,900 |
| 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, Garage Door Opener, Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Walk-In Closet(s), 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 | 69 |
| Zoning | R-G |
| HOA Fees | 473 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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