

# **\$832,000 - 69 Howse Mount Ne, Calgary**

MLS® #A2200758

**\$832,000**

4 Bedroom, 4.00 Bathroom, 2,357 sqft

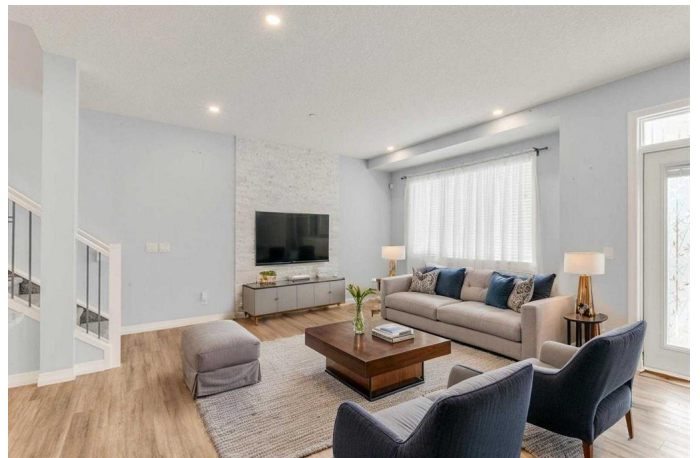
Residential on 0.09 Acres

Livingston, Calgary, Alberta

Welcome to this highly upgraded, meticulously maintained 2020-built home in the heart of Livingston! As you enter, a spacious entryway leads into an open-concept kitchen, dining, and living area designed for both comfort and entertaining. The chef's kitchen features KITCHENAID STAINLESS STEEL APPLIANCES, including a 36" GAS STOVE, HOOD FAN, and COMBO WALL OVEN/MICROWAVE WITH CONVECTION & AIR FRY, a WRAP-AROUND QUARTZ & GRANITE ISLAND, a DUAL-ZONE WINE & BEVERAGE COOLER, and PRE-WIRED UPPER CABINETS FOR LIGHTING. The dining room offers EXTRA CABINET SPACE and easily fits a table for six or more guests. A BUILT-IN MOEN SOAP DISPENSER AT THE SINK adds convenience to this thoughtfully designed kitchen.

Adjacent to the kitchen is a VERSATILE NOOK, currently set up with a MONITOR DISPLAYING THE FULL HOME SECURITY SYSTEM, but perfect for an office or coffee station. The living room is warm and inviting, featuring a STUNNING SPLIT-MARBLE ACCENT WALL EXTENDING TO THE 9-FT CEILING.

Upstairs, the spacious layout includes three bedrooms, a bonus room, and a convenient laundry connection. The primary bedroom boasts a LUXURIOUS 5-PIECE ENSUITE and an OVERSIZED WALK-IN CLOSET WITH



DIRECT ACCESS TO THE LAUNDRY ROOM.

The bonus room smartly separates the master suite from the two additional large bedrooms, which share a 4-piece bath, ensuring privacy.

Comfort is enhanced with CEILING FANS (WITH REMOTES) in the master, guest bedroom, and bonus room, while climate control is managed by a HIGH-EFFICIENCY HEAT PUMP, GOODMAN FURNACE, HRV AIR CIRCULATION SYSTEM, and a WI-FI ECOBEE THERMOSTAT WITH ALEXA AND HUMIDITY CONTROL.

This smart home is equipped with a WI-FI ALARM SYSTEM, DIGITAL PROGRAMMABLE EXTERIOR LIGHTING, CHAMBERLAIN WI-FI GARAGE DOOR OPENER, and a COMMERCIAL-GRADE HIK-VISION SECURITY SYSTEM, including HD CAMERAS WITH COLOR NIGHT VISION, a WI-FI DOORBELL CAMERA, and MOTION-SENSING LED SPOTLIGHTS.

Outside, enjoy a FULLY FENCED BACKYARD WITH A RETAINING WALL AND SWEDISH ASPEN TREES, a GAS LINE TO THE REAR DECK FOR BBQS, SOLAR FENCE POST LIGHTS, and ZERO-MAINTENANCE RUNDLE ROCK LANDSCAPING IN THE FRONT AND SIDE YARD.

ADDITIONAL UPGRADES include a NEW ROOF, EAVESTROUGHS, DOWNSPOUTS, WI-FI-CONTROLLED SOLAR FENCE PANELS, and an EXPOSED AGGREGATE WALKWAY.

The basement, with a 9-FT CEILING, features a WET BAR WITH A SINK AND COUNTER CABINETS, a SEPARATE SIDE ENTRANCE, and was previously operated as a LICENSED DAYCARE.

The garage boasts a 14-FT CEILING WITH METAL WIRE RACKS FOR STORAGE.

This LUXURY HOME blends MODERN CONVENIENCE, ENERGY EFFICIENCY, and a WELL-DESIGNED LAYOUT in a prime location near parks, schools, shopping, and major roadways.

Donâ€™t miss this opportunityâ€”schedule your private showing today!

Built in 2020

**Essential Information**

MLS® #	A2200758
Price	\$832,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,357
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	69 Howse Mount Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N9

**Amenities**

Amenities	None
Parking Spaces	4

Parking	Concrete Driveway, Double Garage Attached, Driveway, Enclosed
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Electric, Forced Air, Natural Gas, Heat Pump
Cooling	Other
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 18th, 2025
Days on Market	81
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	MON

## Listing Details

Listing Office	2% Realty
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