

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

MLS® #A2212840

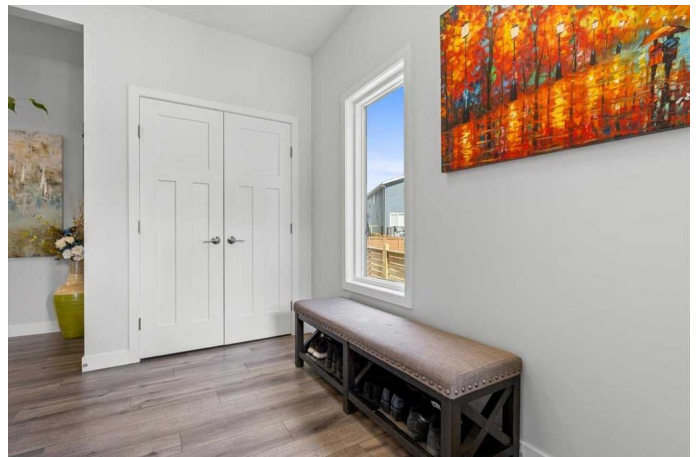
**\$819,900**

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 highlights are an inviting large entryway with entry closet leading into an OPEN CONCEPT layout featuring a bright, modern kitchen with a pantry, granite countertops and a large island with extra seating. Stainless steel KITCHENAID appliances include a gas stovetop, Hood fan, fridge, dishwasher and combo wall oven with microwave with convection. The spacious living room and dining room areas are perfect for entertaining. There is a convenient 2 piece powder room as well as another entry closet as you enter from the garage. The open stairwell leading to the upper floor enhances the modern feel. 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 walk in shower with rain shower head & handheld combo. There are 2 more good sized bedrooms each with a portable A/C unit, a stylish 4 piece bathroom and a convenient upper level laundry room. The lower level has an ideal IN-LAW SUITE, private and versatile for guests or extended family. It features a complete kitchen with ISLAND, 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 such as MyQ Smart control Garage, August Smart Door Lock, Ecobee Smart Thermostat and 5 Smart home switches. The exterior features a Large back yard with DECK, SHED, BUILT IN SPRINKLER SYSTEM along with HOT and COLD HOSE BIBS for convenience. The yard has gardens and LOW-MAINTENANCE PERENNIALS. 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
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### 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, Tankless Hot Water, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Dryer, Gas Cooktop, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Tankless Water Heater, Washer, Convection Oven
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, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	473

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Stonemere Real Estate Solutions

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