

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

MLS® #A2212840

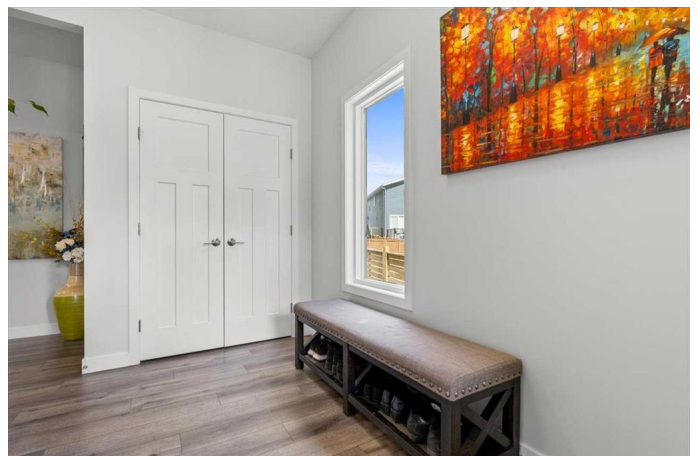
\$819,900

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 | 20 |
| Zoning | R-G |
| HOA Fees | 473 |
| HOA Fees Freq. | ANN |

Listing Details

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.