

# \$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	34
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	MON

## Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.