

# \$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.

Don't miss this opportunity"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 | 80               |
| Zoning         | R-G              |
| HOA Fees       | 473              |
| HOA Fees Freq. | MON              |

## Listing Details

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

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