

69 Howse Mount NE  
Calgary, Alberta

MLS # A2250707

**\$755,000**



<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,357 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Enclosed, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Heat Pump, Smart Thermostat, Solar Panels, Smart Doorbell Camera, Security Cameras, Ceiling Fans X3

4 Bedrooms | 3.5 Washrooms | Separate Side Entrance | 9 ft Ceiling Basement | Upgraded KitchenAid Appliances | Energy Efficient with Solar Panels and Heat Pump. Welcome to this beautifully upgraded 2020 built home in Livingston, warm, modern, and thoughtfully designed from top to bottom. With a brand new roof, siding, and solar panels, this home blends comfort and efficiency with incredible style. The main floor features a bright open layout anchored by a chef's kitchen complete with KitchenAid appliances, a 36 inch gas stove, a wrap around quartz and granite island, a dual zone wine and beverage cooler, and extra cabinetry. The dining area and inviting living room, highlighted by a striking split marble feature wall, create a perfect space for gatherings or quiet evenings in. Upstairs, you will find three comfortable bedrooms, including a relaxing primary retreat with a five piece ensuite and a generous walk in closet with direct laundry access. A cozy bonus room offers flexible space for family time or a quiet workspace. The nine foot ceiling basement adds incredible versatility, featuring a wet bar, a fourth bedroom, and a separate side entrance, making it ideal for extended family, guests, or future development as a private living area. Outside, enjoy a fully fenced yard with low maintenance landscaping, a BBQ gas line, and a garage with fourteen foot ceilings and plenty of overhead storage. Energy efficiency shines with a high efficiency heat pump, Goodman furnace, HRV system, and a WiFi Ecobee thermostat, while smart home features such as security cameras, programmable lighting, and a smart garage opener add everyday convenience. Warm, stylish, and move in ready, this is Livingston living at its best.