

## 62 Howse Mount NE Calgary, Alberta

**MLS # A2244603**



# \$839,900

|                  |                                        |               |                  |
|------------------|----------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                             |               |                  |
| <b>Type:</b>     | Residential/House                      |               |                  |
| <b>Style:</b>    | 2 Storey                               |               |                  |
| <b>Size:</b>     | 2,418 sq.ft.                           | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 6                                      | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached, Insulated      |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                                                                                                                                           |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate                                                                                                                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                           | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Water Filtration                                                                                                                          |                   |     |

This beautifully custom-built home in Livingston is perfect for your growing family &mdash; thoughtfully designed with a Main Floor Bedroom featuring a Full Ensuite, ideal for multi-generational living or elderly parents. Offering a total of 6 Bedrooms (1 on the Main, 4 on the Upper Level, and 1 in the Basement) and 4 Full Bathrooms, this home provides over 3,000 sq.ft. of well-appointed living space. Step inside to a welcoming spacious Foyer, 9&rsquo; Ceilings, and durable Laminate Flooring that flows throughout the Main Level. The heart of the home is the Open-Concept Kitchen, showcasing elegant Navy Blue Cabinetry with Gold Hardware, Quartz Countertops, a Huge Center Island, Built-In Oven, Gas Cooktop, and Stainless Steel Appliances. Just off the Kitchen, the Bright Dining Nook opens to a Deck with BBQ Gas Hookup, overlooking the East-Facing Landscaped Backyard &mdash; complete with a Patio, Firepit, and Stepping-Stone Path. The Living Room is filled with morning sun and centered around a stylish Electric Fireplace, creating a cozy and welcoming space for the family. Also on the Main Level is a Bedroom with a Cheater Ensuite &mdash; a practical and rare find. On the Upper level, you&rsquo;ll find a Bonus Room perfect for family movie nights or a play area, along with a Spacious Primary Retreat featuring a 5-Piece Ensuite with Quartz Counters, Double Vanity, Soaker Tub, and Walk-In Closet. Three more generously sized Bedrooms, a Modern 4-Piece Bathroom, and a Laundry Room with Built-In Organizers complete the Upper Floor. The Fully Finished Basement expands your living space with a Large Recreation Room, Sixth Bedroom, Full Bath, and ample Storage in the Mechanical Room. The home also includes a Tankless Water Heater and Water Softener. Enjoy the Insulated Double Attached Garage and Low-Maintenance Landscaping

in both front and back yards. Livingston is a rapidly growing, family-friendly community with access to the Livingston Hub (included with HOA fees) featuring a Gymnasium, Outdoor Rink, Skate Park, Playgrounds with Splash Park, and year-round programs and events. Located close to Stoney Trail, you'll enjoy easy access to the airport, nearby shopping, and a quick drive west to the mountains. This is the home you've been waiting for — space, comfort, and community all in one.