



GRASSROOTS
REALTY GROUP

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62 Howse Mount NE
Calgary, Alberta

MLS # A2244603



\$839,900

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

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

This beautifully custom-built home in Livingston is perfect for your growing family — 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’ 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 — 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 — a practical and rare find. On the Upper level, you’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.