



GRASSROOTS
REALTY GROUP

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69 Howse Mount NE
Calgary, Alberta

MLS # A2250707



\$755,000

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

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

Inclusions: N/A

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.