69 Howse Mount NE
Calgary, Alberta

MLS # A2250707

$800,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,357 sq.ft.	**Age:**	2020 (5 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:	Separate/Exterior Entry, Finished, 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

Welcome to this fully upgraded 2020 built home in Livingston, featuring a SEPARATE SIDE ENTRANCE along with a BRAND NEW ROOF and SIDING! The open concept main floor boasts a chef’s kitchen with KITCHENAID STAINLESS STEEL APPLIANCES, 36” GAS STOVE, QUARTZ AND GRANITE ISLAND, WINE COOLER, and EXTRA CABINETRY, opening to a bright dining area and a living room with a 9 FT SPLIT MARBLE FEATURE WALL. Upstairs you will find three bedrooms, a bonus room, and laundry. The primary suite includes a 5 piece ensuite and an oversized walk in closet with direct laundry access. Comfort is enhanced with a high efficiency heat pump, Goodman furnace, HRV system, and WiFi Ecobee thermostat. Smart home upgrades include a full security system, WiFi lighting, garage door opener, and HD cameras. The 9 ft basement with wet bar and side entrance offers excellent potential. Outdoors, enjoy a fenced yard with BBQ gas line, low maintenance landscaping, and a garage with 14 ft ceilings and overhead storage. Modern design, smart technology, and energy efficiency in a prime location near parks, schools, and shopping — this home is move in ready!