



GRASSROOTS
REALTY GROUP

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58 Howse Mount NE Calgary, Alberta

MLS # A2279328



\$799,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,125 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Central Vacuum with Toe Kick in Kitchen, Builder installed Speaker System in ceiling and outdoor Cameras.		

Gorgeous Family Home with Tons of Upgrades | Central AC | 36" Wide Top Mount Gas Stove | Upgraded Hood Fan | Quartz Countertops | Full Height Cabinets | Diamond Backsplash | Kitchen Island with Barstool Seating | Main Level Bed & 3pc Bath | Plethora of Windows with Natural Light | Built-in Camera System | Built-in Sound System | Electric Fireplace | Central Vacuum System with Kitchen Toe Kick | Wide Front Entrance Stairwell | 3 Spacious Upper Level Bedrooms | Comfortable Family Room | Grand Laundry Room | 9 Ft Ceilings Main Level & Basement | Separate Entry to Basement | Finished Basement | Basement Sunshine Window | Wet Bar | Gym | Studio | Beautiful Backyard | Expansive Duradek with Access to Lawn | Landscaped with Exposed Concrete Patio | Great Privacy with Tall Aspen Trees & Perineal Plants . Welcome to your stunning 2-storey family home boasting 2,944 SqFt of developed living space throughout the main, upper & basement levels. Full of upgrades, this home is one you won't want to miss! The front door opens to a wide foyer with views of the open to below ceiling to the second level. The layout is incredible as its both open and functional for a large family. The open concept living kitchen, dining and living rooms make this the premier home for entertaining friends. The kitchen is outfitted with full height cabinets, a 36" top mount gas stove, upgraded range hood fan, built-in stainless steel appliances, sparkling quartz countertops and a kitchen island with barstool seating. The diamond design backsplash adds character tot this space you don't see every day! The dining & living rooms are framed with large windows that fill the space with natural light. The door off the dining room leads to the grandiose duradek where you'll enjoy summer BBQs! The living room is centred with an electric fireplace & a TV ready wall above. The

main level has a bedroom & a 3pc bath great for a large family or multigenerational living. Upstairs has 3 bedrooms & a bonus room all with plush carpet flooring. The primary bedroom is paired with a deep walk-in closet & private 5pc ensuite. The ensuite has a deep soaking tub, double vanity, walk-in shower & private washing closet. Bedrooms 2 & 3 are both a great size & share the 4pc bath with a tub/shower combo. The family room is a bonus to your comfortable living space providing you with a plush space to unwind in the evenings. The upper laundry room is larger than normal with a folding shelf & space for cabinet storage. Downstairs, the finished basement has a separate side entry giving you more than one entry access. This space has been designed for health! The rec room is currently used as a studio/gym with a wall full of mirrors that beam the natural light off of the sunshine window. A wet bar in this space is a bonus as it allows for entertainment or a juice bar to the studio! The basement has a 4pc bath & great storage. Head outside to the private backyard with mature Aspen trees & perineal plants. Hurry & book your showing today!