



**62 Howse Mount NE
Calgary, Alberta**

MLS # A2135598



\$899,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,418 sq.ft.	Age:	2019 (5 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	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		

Inclusions: Water Filtration

This custom built home is perfect for your growing family and specially mentioned to have a Main Floor Bedroom with full bath ensuite that is so ideal for families with elderly parents. This home features total of 6 (1 on main, 4 on upper level and 1 in basement) Bedrooms and 4 Full Bathrooms w/ 3,030 sq.ft fine living space in the growing community of Livingston. As you enter, you are greeted by the spacious Foyer, ceiling and Laminated flooring throughout the Main level. Main Floor bedroom with full bath ensuite with cheated door. Open concept of the Kitchen with tons of cabinets classy design with Navy blue cabinets and gold hardware, huge Island with Quartz, Stainless Steel appliances, built in oven and Gas cooktop. Big Dining Nook off the kitchen, give you access to the Deck w/ bbq gas hookup and backyard. Large Living Room with windows letting the morning sun, and has a Electric Fireplace to enhance the ambience of this Home. The upper level offers a Bonus Room for your family to hang out. A large Master retreat boosts w/ a 5pc ensuite w/ Quartz countertop, double vanity, soaker tub and walk-in-closet. 3 additional good sized bedrooms, larger 4pc bath w/ quartz countertop and open concept linen closet, and a spacious laundry room w/ closet organizer for storage. This fully finished basement offers a large Recreation room, a 6th bedroom, a full bath, and good space for storage in the mechanical room. Tankless water heater and Water softener also come with this house. Enjoy the Sunny East facing Landscaped backyard, with Patio, firepit and stepping-stone path back to the low maintenance front yard and the Insulated Double Attached Garage. This growing neighbourhood offers numbers of family-friendly amenities. The Livingston Hub (Community

Centre) is included with the HOA fees, which consist of facilities like gymnasium, outdoor rink, skate park, huge playground with splash park, and also offers registered programs and events. Proximity to Stoney Trails gives you easy access to the airport nearby and west to the mountains. ** Check Out Virtual 3D Tour **