



**41 Howse Mount NE  
Calgary, Alberta**

**MLS # A2140987**



**\$885,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,335 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wet Bar		

**Inclusions:** N/A

OPEN HOUSE Friday 3-7pm July 26 Saturday Sunday 4:30-7pm July 27/28th-Livingston! Situated on a quiet street this beautiful upgraded 5 bedroom/4 bathroom air conditioned home is turn-key/move-in ready & awaiting it's new family!!! Freshened with a professional paint job throughout, this property shows as brand new. You are invited inside to a huge entrance way which leads to a bright, & fully functional open floorplan ... in a total of 3187 sq ft of developed living space. With luxury finishings throughout you will find the main floor showcases a gorgeous kitchen overlooking the living room area with cozy fireplace, dining room, 2 pc bathroom, & home office. The upper level hosts the Master bedroom with spa like 5 pc ensuite & walk-in closet. The bonus room provides separation to the other 2 bedrooms, 5 pc bathroom with double vanity & laundry room with lots of shelving for storage. The basement was finished by the builder & shows as beautiful as the rest of the home where you will find a large bar area complete with fridge ,sink, and plenty of cabinets, large family room, 2 large bedrooms , 3 pc bathroom & custom built in storage area.....An AMAZING space for extended families!! Your outdoor space features a WEST FACING OVERSIZED pie lot with large deck & built in flower planters. Community features: The Livingston Hub which is a spacious facility for members of the Homeowners' Association and their guests. At "The Hub," as they call it, there are programmed activities and fabulous facilities for all kinds of play, sports and events. You will find tennis courts, , skating rink, basketball court, playgrounds, water spray park & more. Livingston offers great access within minutes to stoney trail, deerfoot trail, the airport and cross Iron Mills.