



**14 Howse Mount NE**  
**Calgary, Alberta**

**MLS # A2151808**



**\$814,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,147 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Front Yard, Landscaped, Underground Sprinkler		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, Quartz Counters, See Remarks, Soaking Tub		

**Inclusions:** GEMSTONE Exterior lighting, gas line to deck, non-smoking and non-animal home

Former Showhome by Morrison Masterbuilder! Nestled in the highly sought-after community of Livingston, this immaculate open concept 2-storey home exemplifies modern elegance with refined living. The main floor boasts a welcoming foyer, office, mudroom, walkthrough pantry with a breakfast bar, a grand living room with a fireplace, and a gourmet kitchen equipped with upgraded stainless steel appliances and Quartz countertops. Upstairs you will find an expansive master suite including a luxurious ensuite bathroom and walk-in closet, providing a private oasis for relaxation. On this level you will also find a lovely bonus room, laundry room, guest bathroom, and 2 more bedrooms. Additional highlights of this exceptional property include exquisite showhome features throughout, exterior GEMSTONE LIGHTING, underground Sprinkler System, Central Air Conditioning, professional landscaping, and a large deck ideal for enjoying warm summer evenings. A full unfinished basement awaits your imagination. The new community of Livingston includes the award winning HUB - a massive entertainment and community centre for the exclusive use of Livingston residents. This state of the art facility offers a splash park, gymnasiums and sports courts, room rentals, fitness and art programs, soccer fields, landscaped parks and pathways, and community ice rinks. Livingston is conveniently located near shopping (including Walmart), restaurants, and many natural areas. Don't miss your chance to call this stunning property home.