



GRASSROOTS
REALTY GROUP

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69 Howse Mount NE
Calgary, Alberta

MLS # A2200758



\$832,000

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:	Concrete Driveway, Double Garage Attached, Driveway, Enclosed		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot		

Heating: Electric, Forced Air, Heat Pump, Natural Gas

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

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, Separate Entrance, Tankless Hot Water

Inclusions: Heat Pump, Smart Thermostat, Solar Panels, Smart Doorbell Camera, Security Cameras, Ceiling Fans X3

Welcome to this highly upgraded, meticulously maintained 2020-built home in the heart of Livingston! As you enter, a spacious entryway leads into an open-concept kitchen, dining, and living area designed for both comfort and entertaining. The chef's kitchen features KITCHENAID STAINLESS STEEL APPLIANCES, including a 36" GAS STOVE, HOOD FAN, and COMBO WALL OVEN/MICROWAVE WITH CONVECTION & AIR FRY, a WRAP-AROUND QUARTZ & GRANITE ISLAND, a DUAL-ZONE WINE & BEVERAGE COOLER, and PRE-WIRED UPPER CABINETS FOR LIGHTING. The dining room offers EXTRA CABINET SPACE and easily fits a table for six or more guests. A BUILT-IN MOEN SOAP DISPENSER AT THE SINK adds convenience to this thoughtfully designed kitchen. Adjacent to the kitchen is a VERSATILE NOOK, currently set up with a MONITOR DISPLAYING THE FULL HOME SECURITY SYSTEM, but perfect for an office or coffee station. The living room is warm and inviting, featuring a STUNNING SPLIT-MARBLE ACCENT WALL EXTENDING TO THE 9-FT CEILING. Upstairs, the spacious layout includes three bedrooms, a bonus room, and a convenient laundry connection. The primary bedroom boasts a LUXURIOUS 5-PIECE ENSUITE and an OVERSIZED WALK-IN CLOSET WITH DIRECT ACCESS TO THE LAUNDRY ROOM. The bonus room smartly separates the master suite from the two additional large bedrooms, which share a 4-piece bath, ensuring privacy. Comfort is enhanced with CEILING FANS (WITH REMOTES) in the master, guest bedroom, and bonus room, while climate control is managed by a HIGH-EFFICIENCY HEAT PUMP, GOODMAN FURNACE, HRV AIR CIRCULATION SYSTEM, and a WI-FI ECOBEE THERMOSTAT WITH ALEXA AND HUMIDITY

CONTROL. This smart home is equipped with a WI-FI ALARM SYSTEM, DIGITAL PROGRAMMABLE EXTERIOR LIGHTING, CHAMBERLAIN WI-FI GARAGE DOOR OPENER, and a COMMERCIAL-GRADE HIK-VISION SECURITY SYSTEM, including HD CAMERAS WITH COLOR NIGHT VISION, a WI-FI DOORBELL CAMERA, and MOTION-SENSING LED SPOTLIGHTS. Outside, enjoy a FULLY FENCED BACKYARD WITH A RETAINING WALL AND SWEDISH ASPEN TREES, a GAS LINE TO THE REAR DECK FOR BBQS, SOLAR FENCE POST LIGHTS, and ZERO-MAINTENANCE RUNDLE ROCK LANDSCAPING IN THE FRONT AND SIDE YARD. ADDITIONAL UPGRADES include a NEW ROOF, EAVESTROUGHS, DOWNSPOUTS, WI-FI-CONTROLLED SOLAR FENCE PANELS, and an EXPOSED AGGREGATE WALKWAY. The basement, with a 9-FT CEILING, features a WET BAR WITH A SINK AND COUNTER CABINETS, a SEPARATE SIDE ENTRANCE, and was previously operated as a LICENSED DAYCARE. The garage boasts a 14-FT CEILING WITH METAL WIRE RACKS FOR STORAGE. This LUXURY HOME blends MODERN CONVENIENCE, ENERGY EFFICIENCY, and a WELL-DESIGNED LAYOUT in a prime location near parks, schools, shopping, and major roadways. Don't miss this opportunity—schedule your private showing today!