



GRASSROOTS
REALTY GROUP

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81 Howse Mount NE
Calgary, Alberta

MLS # A2212840



\$819,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,151 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	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, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Shed, Basement Refrigerator, Basement combo microwave/convection oven, Smart Home lock, Smart Garage door opener, 2 portable A/C units		

Welcome to this stunning and beautifully maintained 4-bedroom, 3.5-bath home located in the vibrant and family-friendly community of Livingston. This spacious, thoughtfully designed home offers comfort, style, and functionality across all three levels. The main floor highlights are an inviting large entryway with entry closet leading into an OPEN CONCEPT layout featuring a bright, modern kitchen with a pantry, granite countertops and a large island with extra seating. Stainless steel KITCHENAID appliances include a gas stovetop, Hood fan, fridge, dishwasher and combo wall oven with microwave with convection. The spacious living room and dining room areas are perfect for entertaining. There is a convenient 2 piece powder room as well as another entry closet as you enter from the garage. The open stairwell leading to the upper floor enhances the modern feel. The upper level features an EXPANSIVE BONUS ROOM ideal for family media or a playroom. There is a GENEROUSLY sized PRIMARY BEDROOM with a luxurious 5 PIECE ENSUITE including dual vanities, large soaker tub, and a walk in shower with rain shower head & handheld combo. There are 2 more good sized bedrooms each with a portable A/C unit, a stylish 4 piece bathroom and a convenient upper level laundry room. The lower level has an ideal IN-LAW SUITE, private and versatile for guests or extended family. It features a complete kitchen with ISLAND, INDUCTION COOK TOP, refrigerator and MICROWAVE/CONVECTION OVEN COMBO. There is a comfortable living area and a LARGE BEDROOM along with a lovely 4 piece bath with dual sink vanity and a large walk in shower. The home also has SMART HOME features such as MyQ Smart control Garage, August Smart Door Lock, Ecobee Smart Thermostat and 5 Smart home switches. The exterior features a Large back yard with DECK,

SHED, BUILT IN SPRINKLER SYSTEM along with HOT and COLD HOSE BIBS for convenience. The yard has gardens and LOW-MAINTENANCE PERENNIALS. The NEW ROOF has upgraded CLASS 4 HAIL RESISTANT roof shingles as well as 6 SOLAR PANELS for energy efficiency. There is a Double attached garage with MEZZANINE SHELVING for extra storage and space for 2 more cars in front. This prime location is ideally situated near playgrounds, parks, shopping, schools and STONEY TRAIL, this home is perfect for families looking for a turnkey property in one of Calgary's fastest growing communities. Be sure to schedule your private showing today!