

**22 Howse Mount NE**  
**Calgary, Alberta**

**MLS # A2320527**



**\$789,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,328 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Veneer	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** NONE

Welcome to 22 Howse Mount NE the beautiful former JAYMAN Built SHOWHOME that will take your breath away! This meticulously maintained MASTERPIECE comes FULLY LANDSCAPED on a TRADITIONAL LOT with all the bells and whistles including GOLD accents/fixtures, SMART HOME technology, RING doorbells plus wired ALARM system, 8 built-in SPEAKERS throughout, A/C and IRRIGATION systems, GEMSTONE outdoor lighting, ON-DEMAND hot water tank, 6 SOLAR PANELS, AIR PURIFIER & HUMIDIFIER, IN-FLOOR heating in the basement, REMOTE CONTROL Hunter Douglas blinds and ALL Curtains & Rods included. UPGRADES galore can be found on every level of this FULLY FINISHED home. The main floor kitchen with HUGE ISLAND stainless steel appliances, walk-thru pantry, QUARTZ countertops, OFFICE w/ glass FRENCH DOORS and walkout to DECK and HUGE BACKYARD off the OPEN CONCEPT living/dining area is an ENTERTAINERS DREAM! Upstairs you will find a large BONUS ROOM, a gorgeous PRIMARY Bedroom with 5pc ENSUITE, and access to a separate LAUNDRY room through the massive WALK THRU closet. Another 2 generous bedrooms and 4pc bath complete this level. Descending into the cozy FULLY FINISHED basement, you will find a FOURTH Bedroom, another 5pc BATH as well as a HUGE FAMILY/THEATRE ROOM with WET BAR. Why wait to build when you can move into your DREAM HOME this summer! Call your favourite Realtor today!