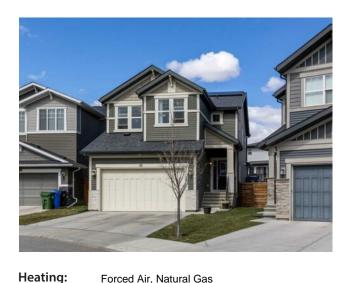




81 Howse Mount NE Calgary, Alberta

MLS # A2212840



\$819,900

Water:

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

| 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: Closet(s) | Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Tankless Hot Water, Walk-In | | | |
| Inclusions: A/C units | Shed, Basement Refrigerator, Basement combo microwave/convection oven, Smart Home lock, Smart Garage door opener, 2 portable | | | |

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 has an inviting large entryway with entry closet and a great OPEN CONCEPT layout featuring a bright, modern kitchen with a pantry, granite countertops and a large island with extra seating and KITCHENAID appliances including a gas stovetop, Hood fan, fridge, dishwasher and combo wall oven with microwave with convection. The spacious living and dining room area is perfect for entertaining. There is also a convenient 2 piece powder room as well as a 2nd coat closet. The open stairwell leading to the upper floor enhances the modern feel and 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 separate shower. There are 2 additional bedrooms each with a portable A/C unit, a stylish 4 piece bathroom and a convenient upper level laundry room. The fully finished lower level is a private and versatile area for guests or extended family. The well equipped Kitchen features an island with seating, 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: MyQ Smart control Garage, August Smart Door Lock, Ecobe Smart Thermostat and 5 Smart home switches. The exterior features a LARGE back yard with gardens, low maintenance perennials, DECK, SHED, BUILT IN SPRINKLER SYSTEM and HOT and COLD HOSE BIBS for

