

# \$839,500 - 69 Howse Mount Ne, Calgary

MLS® #A2200758

**\$839,500**

4 Bedroom, 4.00 Bathroom, 2,357 sqft  
Residential on 0.09 Acres

Livingston, Calgary, Alberta

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 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!

Built in 2020

## **Essential Information**

MLS® #

A2200758

Price	\$839,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,357
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	69 Howse Mount Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Enclosed
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas, Electric, Heat Pump
Cooling	Other
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	20
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	2% Realty
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