

**69 Howse Mount NE
Calgary, Alberta**

MLS # A2200758



\$839,500

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 " 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!