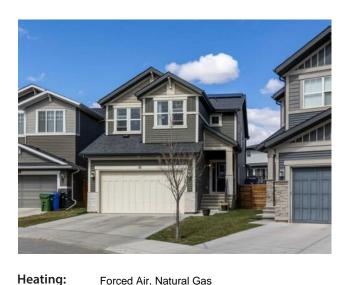




81 Howse Mount NE Calgary, Alberta

Floors:

MLS # A2212840



Carpet, Tile, Vinyl Plank

\$819,900

Water:

Sewer:

Division:	Livingston				
Туре:	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				

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 Lightin	g, Smart Home, Tankless Hot Water, Walk-In
Inclusions: A/C units	Shed, Basement Refrigerator, Basement combo microwave/convection of	ven, Smart Hom	e 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

