



## 69 Howse Mount Calgary Alberta

\$800,000

Welcome to this fully upgraded 2020 built home in Livingston, featuring a SEPARATE SIDE ENTRANCE along with a BRAND NEW ROOF, SIDING, and SOLAR PANELS! The open concept main floor boasts a chef's kitchen with KITCHENAID STAINLESS STEEL APPLIANCES, 36" GAS STOVE, QUARTZ AND GRANITE ISLAND, WINE COOLER, and EXTRA CABINETRY, opening to a bright dining area and a living room with a 9 FT SPLIT MARBLE FEATURE WALL. Upstairs you will find three bedrooms, a bonus room, and laundry. The primary suite includes a 5 piece ensuite and an oversized walk in closet with direct laundry access. Comfort is enhanced with a high efficiency heat pump, Goodman furnace, HRV system, and WiFi Ecobee thermostat. Smart home upgrades include a full security system, WiFi lighting, garage door opener, and HD cameras. The 9 ft basement with wet bar and side entrance offers excellent potential. Outdoors, enjoy a fenced yard with BBQ gas line, low maintenance landscaping, and a garage with 14 ft ceilings and overhead storage. Modern design, smart technology, and energy efficiency in a prime location near parks, schools, and shopping. This home is move in ready! (id:6769)

Primary Bedroom 16.00 Ft x 11.25 Ft

5pc Bathroom 13.17 Ft x 12.17 Ft

Other 8.08 Ft x 4.58 Ft

Other 11.08 Ft x 6.58 Ft

Bedroom 13.58 Ft x 9.17 Ft

Bedroom 15.00 Ft x 9.25 Ft

4pc Bathroom 9.08 Ft x 5.58 Ft

Laundry room 8.08 Ft x 5.92 Ft

Bonus Room 13.17 Ft x 11.25 Ft

Family room 14.58 Ft x 14.50 Ft

Recreational, Games room 13.08 Ft x 8.92 Ft

Bedroom 11.00 Ft x 8.33 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Living room 13.67 Ft x 12.83 Ft

Kitchen 13.58 Ft x 10.42 Ft

Dining room 11.50 Ft x 8.67 Ft

2pc Bathroom 5.08 Ft

Other 5.83 Ft x 4.75 Ft

Listing Presented By:



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