



81 Howse Mount Calgary Alberta

\$799,900

A FABULOUS HOME AT A FABULOUS PRICE!!! Welcome to this stunning and beautifully maintained 4-bedroom, 3.1-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 bath and a 2nd coat closet. The open stairwell leading to the upper floor enhances the modern feel and the upper level features a large BONUS ROOM. There is a roomy 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, Ecobee Smart Thermostat and 5 Smart home switches. The exterior features a LARGE back yard with low maintenance perennials, BUILT IN SPRINKLER SYSTEM, DECK, SHED and HOT and COLD HOSE BIBS for convenience. The NEW ROOF has upgraded CLASS 4 HAIL RESISTANT shingles and has 6 SOLAR PANELS for energy effici...

Bonus Room 11.67 Ft x 14.00 Ft
Primary Bedroom 11.33 Ft x 15.08 Ft
Bedroom 9.42 Ft x 14.67 Ft
Bedroom 9.25 Ft x 13.75 Ft
Laundry room 8.75 Ft x 5.92 Ft

Recreational, Games room 14.58 Ft x 14.42 Ft
Bedroom 11.33 Ft x 11.17 Ft
3pc Bathroom 14.42 Ft x 4.83 Ft
Furnace 8.58 Ft x 17.75 Ft
Dining room 13.00 Ft x 11.00 Ft

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Listing Presented By:



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Stonemere Real Estate Solutions

<https://www.kathybewell.com/>



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4pc Bathroom 11.58 Ft x 4.92 Ft

5pc Bathroom 13.25 Ft x 11.83 Ft

Kitchen 8.75 Ft x 11.92 Ft

Living room 15.33 Ft x 14.67 Ft

Kitchen 9.58 Ft x 15.92 Ft

2pc Bathroom 5.17 Ft x 4.92 Ft