



113 Howse Mount Calgary Alberta

\$865,000

****Do not miss this rare opportunity to own this stunning executive home in the Developing and most convenient community of Livingston . Main Features: Cederglen Built 2924 sq ft Living Space main And upper Floor Double Attached Garage , 9' Ceiling built on Conventional Lot . full bedroom Ensuite 3pc bath with Plenty of Windows Very Bright House 4 Bedrooms Including 2 master bed Upstairs With Walk In Closets . Main floor welcoming with spacious foyer followed by Bright Den/Office with window & one good size bedroom, Open concept floor plan with cozy living room having fully tiled decorative electric fireplace, Upgraded and Modern large kitchen, tons of upgrades, corner butler pantry area, Upgrades: 42' Cabinets in Kitchen Gas stove with chimney hood fan, Built in Microwave, Quartz countertop, Upgraded Lighting & Plumbing factures + tankless hot water system & Sprinkler system in whole house. Finishes: Luxury vinyl plank, tiles and carpet flooring. Wood Railing with rot iron spindles. Upper Level: Upstairs you find centrally located Bonus room, Laundry room with plenty of storage space, FOUR spacious bedrooms including Two master bedroom with en-suite bath and walk in closets. Basement: Unfinished basement with Separate Entry . Backyard: Oversized deck followed by decent fenced backyard makes it appealing for your outdoor family fun. Outdoor Concrete Driveway, Parging and other weather-related work to be completed by the Builder. Livingston Community is the most popular community of Calgary due to: Famous Livingston Hub that offers Skating Rink, Water Spray Park, Ping Pong Table, Playground, Tennis court, Community Kitchen, Day cares space and many more. Easy access to Stoney Trail, Deerfoot Trail, Nose Hill Park, Airdrie and Costco. Watch the 3D and video virtual tours (id:6769)**

Other 16.92 Ft x 6.42 Ft
 Other 6.75 Ft x 4.83 Ft
 3pc Bathroom 9.50 Ft x 5.08 Ft
 Bedroom 11.00 Ft x 10.17 Ft
 Other 14.00 Ft x 12.08 Ft
 Living room 22.92 Ft x 20.67 Ft
 Dining room 12.08 Ft x 10.08 Ft

Bedroom 11.67 Ft x 10.33 Ft
 Other 4.83 Ft x 2.83 Ft
 5pc Bathroom 15.67 Ft x 12.67 Ft
 Bonus Room 16.17 Ft x 14.08 Ft
 Bedroom 14.00 Ft x 10.00 Ft
 Bedroom 12.67 Ft x 10.50 Ft
 4pc Bathroom 8.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://www.homestrade.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Pantry 7.58 Ft x 3.58 Ft

Primary Bedroom 15.67 Ft x 13.92 Ft

5pc Bathroom 12.58 Ft x 4.92 Ft

Other 6.83 Ft x 6.67 Ft

Other 5.75 Ft x 4.83 Ft