



## 69 Howse Mount Calgary Alberta

\$755,000

4 Bedrooms | 3.5 Washrooms | Separate Side Entrance | 9 ft Ceiling Basement | Upgraded KitchenAid Appliances | Energy Efficient with Solar Panels and Heat PumpWelcome to this beautifully upgraded 2020 built home in Livingston, warm, modern, and thoughtfully designed from top to bottom. With a brand new roof, siding, and solar panels, this home blends comfort and efficiency with incredible style.The main floor features a bright open layout anchored by a chef's kitchen complete with KitchenAid appliances, a 36 inch gas stove, a wrap around quartz and granite island, a dual zone wine and beverage cooler, and extra cabinetry. The dining area and inviting living room, highlighted by a striking split marble feature wall, create a perfect space for gatherings or quiet evenings in.Upstairs, you will find three comfortable bedrooms, including a relaxing primary retreat with a five piece ensuite and a generous walk in closet with direct laundry access. A cozy bonus room offers flexible space for family time or a quiet workspace.The nine foot ceiling basement adds incredible versatility, featuring a wet bar, a fourth bedroom, and a separate side entrance, making it ideal for extended family, guests, or future development as a private living area.Outside, enjoy a fully fenced yard with low maintenance landscaping, a BBQ gas line, and a garage with fourteen foot ceilings and plenty of overhead storage.Energy efficiency shines with a high efficiency heat pump, Goodman furnace, HRV system, and a WiFi Ecobee thermostat, while smart home features such as security cameras, programmable lighting, and a smart garage opener add everyday convenience.Warm, stylish, and move in ready, this is Livingston living at its best. (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

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

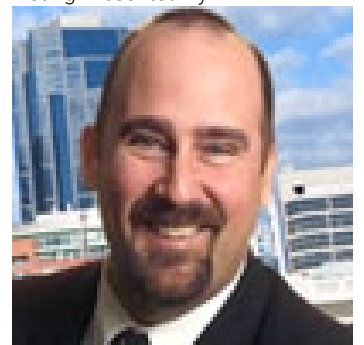
Living room 13.67 Ft x 12.83 Ft

Kitchen 13.58 Ft x 10.42 Ft

Dining room 11.50 Ft x 8.67 Ft

a

Listing Presented By:



Originally Listed by:  
2% Realty

<https://sellcalgaryhomes.ca/>

**RE/MAX Realty Professionals**

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Laundry room 8.08 Ft x 5.92 Ft

Bonus Room 13.17 Ft x 11.25 Ft

2pc Bathroom 5.08 Ft

Other 5.83 Ft x 4.75 Ft