

# \$749,900 - 81 Howse Mount Ne, Calgary

MLS® #A2238717

**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,151 sqft  
Residential on 0.10 Acres

Livingston, Calgary, Alberta

\*OPEN HOUSE SAT AUG

9th-CANCELLED\*REDUCED PRICE

\$749,900!!!-MUCH LOWER THAN 2025

ASSESSED VALUE OF \$814,000!\*JAYMAN

BUILT HOME LIKE NEW CONDITION WITH

LOTS OF FEATURES: SOLAR

PANELS/GRANITE

COUNTERTOPS/TANKLESS WATER

HEATER/2ND KITCHEN/FULLY FINISHED

BSMT/ FENCED AND LANDSCAPED YARD/

SMART HOME FEATURES/BUILT IN

SPRINKLER SYSTEM/CLASS 4 HAIL

RESISTANT SHINGLES\* Beautifully

upgraded and move-in ready, this 2 storey

home with a fully finished basement and

double attached garage offers close to 3000

sq ft of thoughtfully designed finished living

space. Located in the vibrant family friendly

community of Livingston it is close to

shopping, playgrounds, schools and the

Livingston Community Centre with HOA

amenities like hockey rinks, tennis courts, an

indoor Gymnasium and a family fun Splash

Pool! The heart of the home shines with a

modern open concept main floor featuring a

roomy living and dining area and a bright

kitchen with a pantry, granite counter tops,

Stainless steel KitchenAide appliances

including a gas cooktop, built in oven, combo

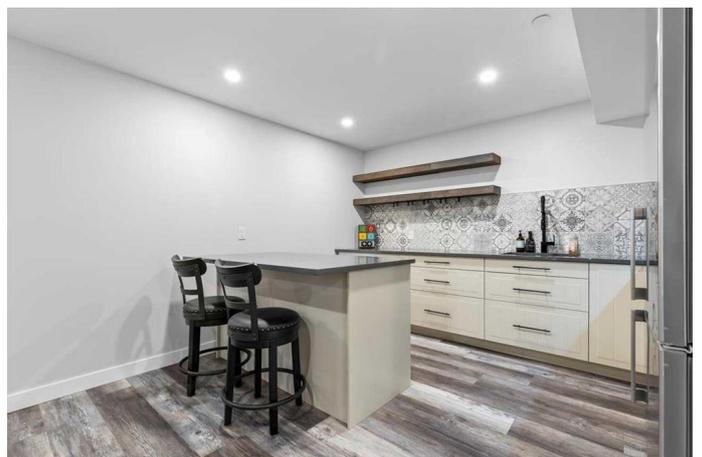
microwave/convection oven and a large

kitchen island great for entertaining. Upstairs

features 3 spacious bedrooms including a

modern primary suite complete with a 6 piece

ensuite with beautiful tile flooring, dual



vanities, a soaker tub, separate shower, and a large walk in closet and another 4 piece bathroom and laundry room are also on this floor. The fully finished basement adds incredible value with a second kitchen (island, induction cooktop, fridge, microwave/convection oven), a large family room, a 4th bedroom and another 4 piece bathroom with walk in shower-perfect for multi-generational living or hosting guests. Outside enjoy a large fenced backyard with a deck, shed, built in sprinkler system and landscaped gardens with perennials. Additional highlights include: New Class 4 Hail Resistant Roof Shingles, 6 energy efficient Solar Panels, Mezzanine shelving in garage, hot and cold hose bibs and many Smart Home features (Door lock, Garage Door Opener, Thermostat, 5 Smart Switches). This home offers the perfect blend of comfort, convenience and community. A must see! Book your showing today!

Built in 2020

### **Essential Information**

MLS® #	A2238717
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,151
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	81 Howse Mount Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N9

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Smart Home, Tankless Hot Water
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Gas Cooktop, Induction Cooktop, See Remarks, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Yard, Garden, Landscaped, Pie Shaped Lot, Lawn, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	30
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

## Listing Details

Listing Office            Stonemere Real Estate Solutions

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