62 HOWSE Mount, Calgary T3P 1N9

MLS®#:	**A2135598**	Area:	**Livingston**	Listing Date:	**05/29/24**	List Price:	**$879,900**
Status:	**Active**	County:	**Calgary**	Change:	**-$20k, 24-Aug**	Association:	**Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information
Lot Sz Ar: **4,014 sqft**
Lot Shape:

Access:
Lot Feat: **Irregular Lot,Landscaped**
Park Feat: **Double Garage Attached,Insulated**

Finished Floor Area
Abv Sqft: **2,418**
Low Sqft:
Ttl Sqft: **2,418**

DOM
122

Layout
Beds: **6 (5 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**15`5" x 13`0"**	**Kitchen**	**Main**	**14`0" x 9`4"**
Dining Room	**Main**	**12`0" x 9`0"**	**Bedroom**	**Main**	**11`1" x 10`0"**
Bonus Room	**Upper**	**11`6" x 11`4"**	**Bedroom - Primary**	**Upper**	**15`7" x 12`10"**
Bedroom	**Upper**	**11`1" x 10`8"**	**Bedroom**	**Upper**	**10`3" x 9`3"**
Bedroom	**Upper**	**10`6" x 9`3"**	**Game Room**	**Basement**	**16`3" x 14`9"**
Bedroom	**Basement**	**10`7" x 10`6"**	**5pc Ensuite bath**	**Upper**	**0`0" x 0`0"**
4pc Bathroom	**Upper**	**0`0" x 0`0"**	**3pc Bathroom**	**Main**	**0`0" x 0`0"**

4pc Bathroom	Basement	0`0" x 0`0"	Laundry	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-G

Legal Desc: **1812437**

Remarks

Pub Rmks: **This custom built home is perfect for your growing family and specially mentioned to have a Main Floor Bedroom with full bath ensuite that is so ideal for families with elderly parents. This home features total of 6 (1 on main, 4 on upper level and 1 in basement) Bedrooms and 4 Full Bathrooms w/ 3,030 sq.ft fine living space in the growing community of Livingston. As you enter, you are greeted by the spacious Foyer, 9' ceiling and Laminated flooring throughout the Main level. Main Floor bedroom with full bath ensuite with cheated door. Open concept of the Kitchen with tons of cabinets classy design with Navy blue cabinets and gold hardware, huge Island with Quartz, Stainless Steel appliances, built in oven and Gas cooktop. Big Dining Nook off the kitchen, give you access to the Deck w/ bbq gas hookup and backyard. Large Living Room with windows letting the morning sun, and has a Electric Fireplace to enhance the ambience of this Home. The upper level offers a Bonus Room for your family to hang out. A large Master retreat boosts w/ a 5pc ensuite w/ Quartz countertop, double vanity, soaker tub and walk-in-closet. 3 additional good sized bedrooms, larger 4pc bath w/ quartz countertop and open concept linen closet, and a spacious laundry room w/ closet organizer for storage. This fully finished basement offers a large Recreation room, a 6th bedroom, a full bath, and good space for storage in the mechanical room.   Tankless water heater and Water softener also come with this house. Enjoy the Sunny East facing Landscaped backyard, with Patio, firepit and stepping-stone path back to the low maintenance front yard and the Insulated Double Attached Garage. This growing neighbourhood offers numbers of family-friendly amenities. The Livingston Hub (Community Centre) is included with the HOA fees, which consist of facilities like gymnasium, outdoor rink, skate park, huge playground with splash park, and also offers registered programs and events. Proximity to Stoney Trails gives you easy access to the airport nearby and west to the mountains. ** Check Out Virtual 3D Tour ***

Inclusions: **Water Filtration**

Property Listed By: **Jessica Chan Real Estate & Management Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123