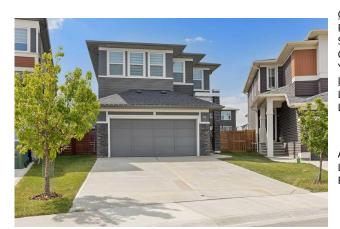


41 HOWSE Mount, Calgary T3P 1N9

MLS®#: A2140987 Livingston Listing 07/19/24 List Price: **\$859,900** Area:

Status: Active County: Calgary Change: -\$25k, 22-Aug Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached City/Town:

Calgary Year Built: 2019 Lot Information

Lot Sz Ar: 5,123 sqft Lot Shape:

Finished Floor Area Abv Saft: 2,334

Low Sqft: Ttl Sqft: 2,334

Ttl Park: 2 Garage Sz: 2

5 (3 2)

3.5 (3 1)

2 Storey

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

59

Access:

Lot Feat: Landscaped

Park Feat: Concrete Driveway, Double Garage Attached, Front Drive

Utilities and Features

Roof: **Asphalt Shingle** Construction: Heating:

Forced Air **Wood Frame** Flooring:

Sewer:

Carpet, Ceramic Tile, Vinyl Plank Ext Feat: None

Water Source: Fnd/Bsmt:

Poured Concrete Kitchen Appl: Bar Fridge, Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings

Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wet Bar Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	Dimensions
Kitchen	Main	14`11" x 9`4"	Dining Room	Main	11`11" x 8`1"
Living Room	Main	15`5" x 12`11"	Office	Main	10`10" x 8`11"
Bonus Room	Second	14`11" x 14`1"	Game Room	Basement	14`10" x 12`8"
Laundry	Main	9`8" x 5`11"	Bedroom - Primary	Second	15`8" x 12`11"
Bedroom	Second	11`2" x 10`6"	Bedroom	Second	13`5" x 9`11"
Bedroom	Basement	10`7" x 9`11"	Bedroom	Basement	10`8" x 10`3"
2pc Bathroom	Main	5`1" x 4`11"	3pc Bathroom	Basement	9`2" x 6`5"

5pc Bathroom	Second	12`4" x 5`5"	5pc Ensuite bath	Second	11`8" x 10`8"			
			Legal/Tax/Financial					
Title:		Zoning:						
Fee Simple		R-G						
Legal Desc:	1812437							
			Remarks					
Pub Rmks: Inclusions: Property Listed By:	key/move-in ready of huge entrance way will find the mai upper level hosts the double vanity & laur will find a large bar areaAn AMAZING Community features there are programm	OPEN HOUSE Sunday August 25th 1pm-3pm. Livingston! Situated on a quiet street this beautiful upgraded 5 bedroom/4 bathroom air conditioned home is turn-key/move-in ready & awaiting it's new family!!! Freshened with a professional paint job throughout, this property shows as brand new. You are invited inside to a huge entrance way which leads to a bright, & fully functional open floorplan in a total of 3187 sq ft of developed living space. With luxury finishings throughout you will find the main floor showcases a gorgeous kitchen overlooking the living room area with cozy fireplace, dining room, 2 pc bathroom, & home office. The upper level hosts the Master bedroom with spa like 5 pc ensuite & walk-in closet. The bonus room provides separation to the other 2 bedrooms, 5 pc bathroom with double vanity & laundry room with lots of shelving for storage. The basement was finished by the builder & shows as beautiful as the rest of the home where you will find a large bar area complete with fridge ,sink, and plenty of cabinets, large family room, 2 large bedrooms, 3 pc bathroom & custom built in storage areaAn AMAZING space for extended families!! Your outdoor space features a WEST FACING OVERSIZED pie lot with large deck & built in flower planters. Community features: The Livingston Hub which is a spacious facility for members of the Homeowners' Association and their guests. At "The Hub," as they call it, there are programmed activities and fabulous facilities for all kinds of play, sports and events. You will find tennis courts, , skating rink, basketball court, playgrounds, water spray park & more. Livingston offers great access within minutes to stoney trail, deerfoot trail, the aiport and cross Iron Mills.						

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