



THE
A-TEAM

**RE/MAX
FIRST**

41 HOWSE Mount, Calgary T3P 1N9

MLS®#: **A2140987** Area: **Livingston** Listing **07/19/24** List Price: **\$859,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 22-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **5,123 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,334**
 Low Sqft:
 Ttl Sqft: **2,334**

DOM

59
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped**
 Park Feat: **Concrete Driveway, Double Garage Attached, Front Drive**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	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
Legal/Tax/Financial

Second

11`8" x 10`8"

Title:
Fee Simple
Legal Desc:

1812437

Zoning:
R-G

Remarks

Pub Rmks:

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 area.....An 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 airport and cross Iron Mills.

Inclusions:
Property Listed By:

**N/A
Century 21 Bamber Realty LTD.**

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