



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 HOWSE Mount, Calgary T3P 1N9**

MLS®#: **A2145148**      Area: **Livingston**      Listing Date: **06/27/24**      List Price: **\$919,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2018**      Abv Sqft: **2,366**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,918 sqft**      Ttl Sqft: **2,366**  
 Lot Shape:

DOM

**5**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Window Coverings**  
 Int Feat: **Granite Counters, Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 11`0"	Dining Room	Main	10`0" x 9`11"
Den	Main	10`6" x 9`5"	Kitchen	Main	15`11" x 14`3"
Bedroom - Primary	Second	14`2" x 12`4"	Bedroom	Second	15`1" x 9`0"
Bedroom	Second	151`6" x 9`0"	Bedroom	Lower	15`2" x 13`5"
Family Room	Lower	21`4" x 14`7"	Bonus Room	Second	12`1" x 11`6"
5pc Ensuite bath	Second	13`8" x 10`2"	4pc Bathroom	Second	8`8" x 6`4"
4pc Bathroom	Lower	9`6" x 9`1"	Laundry	Second	11`2" x 8`2"
Foyer	Main	12`8" x 6`1"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1812437**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this former show home of Jayman Homes. This 3291 sqft living space home is built on a traditional lot and has smart home technology, irrigation system, A/C, built in speaker system, gemstone out door lighting, on demand hot water tank, Solar panels, Air purifier and humidifier, In floor heating in the basement and a lot of feature walls. Main floor has 9 foot ceiling, Living room, dining room and a den with double doors, Beautiful kitchen with granite counter tops, a walk through pantry, and stainless steel appliances. Upstairs has 3 bedrooms and a bonus room. Master bedroom has a walk in closet and 5 piece en-suite. Fully finished basement has a bedroom, a full bathroom,, a foamily room and a wet bar. This home has it all. This home shows pride of ownership.**

Inclusions: **NONE**  
Property Listed By: **RE/MAX House of Real Estate**

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













