



THE
A-TEAM

**RE/MAX
FIRST**

14 HOWSE Mount, Calgary t4b 3p6

MLS®#: **A2151808**

Area: **Livingston**

Listing Date: **07/26/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **3,918 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,147**

Low Sqft:

Ttl Sqft: **2,147**

DOM

52

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Front Yard,Landscaped,Underground Sprinklers**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Water Heater,Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,No Animal Home,Quartz Counters,See Remarks,Soaking Tub**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"
Kitchen	Main	14`7" x 9`1"
Mud Room	Main	8`9" x 7`3"
4pc Bathroom	Second	5`0" x 8`0"
Bedroom	Second	8`9" x 19`10"
Bonus Room	Second	18`11" x 15`3"

Room	Level	Dimensions
Dining Room	Main	10`0" x 10`7"
Living Room	Main	13`0" x 15`4"
Office	Main	9`0" x 9`8"
5pc Ensuite bath	Second	10`3" x 13`5"
Bedroom	Second	9`1" x 17`10"
Laundry	Second	8`1" x 5`6"

Bedroom - Primary

Second

12`6" x 13`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1812437

Zoning:

R-G

Remarks

Pub Rmks:

Former Showhome by Morrison Masterbuilder! Nestled in the highly sought-after community of Livingston, this immaculate open concept 2-storey home exemplifies modern elegance with refined living. The main floor boasts a welcoming foyer, office, mudroom, walkthrough pantry with a breakfast bar, a grand living room with a fireplace, and a gourmet kitchen equipped with upgraded stainless steel appliances and Quartz countertops. Upstairs you will find an expansive master suite including a luxurious ensuite bathroom and walk-in closet, providing a private oasis for relaxation. On this level you will also find a lovely bonus room, laundry room, guest bathroom, and 2 more bedrooms. Additional highlights of this exceptional property include exquisite showhome features throughout, exterior GEMSTONE LIGHTING, underground Sprinkler System, Central Air Conditioning, professional landscaping, and a large deck ideal for enjoying warm summer evenings. A full unfinished basement awaits your imagination. The new community of Livingston includes the award winning HUB - a massive entertainment and community centre for the exclusive use of Livingston residents. This state of the art facility offers a splash park, gymnasiums and sports courts, room rentals, fitness and art programs, soccer fields, landscaped parks and pathways, and community ice rinks. Livingston is conveniently located near shopping (including Walmart), restaurants, and many natural areas. Don't miss your chance to call this stunning property home.

Inclusions:

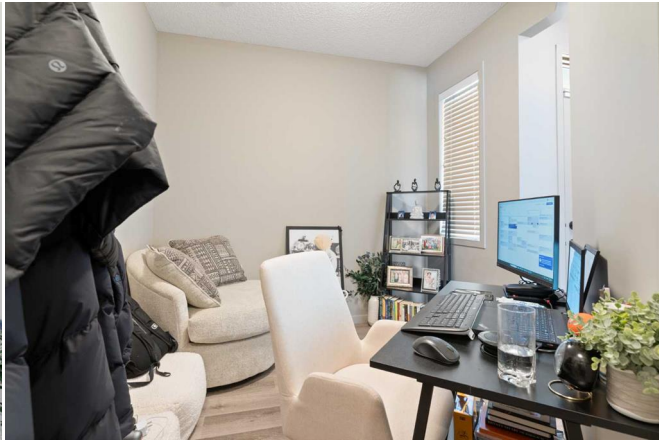
Property Listed By:

**GEMSTONE Exterior lighting, gas line to deck, non-smoking and non-animal home
eXp Realty**

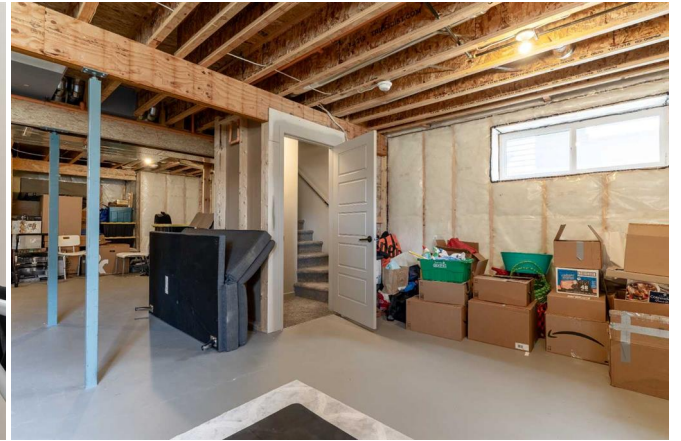
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

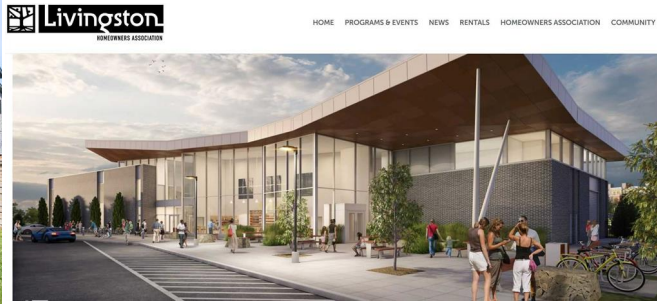












14 Howse Mount NE, Calgary, AB

1st Floor Exterior Area 914.49 sq ft
Excluded Area 432.27 sq ft



PREPARED: 20240712



While regions are excluded from total floor area in GLJCE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

14 Howse Mount NE, Calgary, AB

2nd Floor Exterior Area 1232.72 sq ft



PREPARED: 20240712



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