

# \$782,900 - 81 Howse Mount Ne, Calgary

MLS® #A2238717

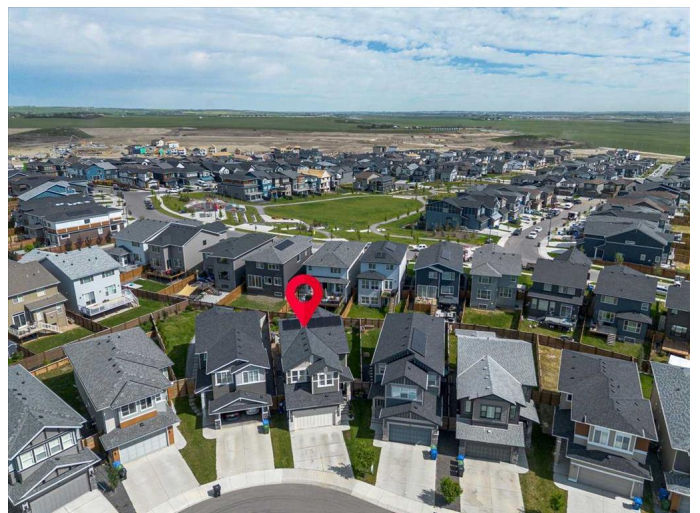
**\$782,900**

4 Bedroom, 4.00 Bathroom, 2,151 sqft

Residential on 0.10 Acres

Livingston, Calgary, Alberta

Beautifully upgraded and move-in ready, this 2 storey home with a fully finished basement and double attached garage offers close to 3000 sq ft of thoughtfully designed finished living space. Located in the vibrant family friendly community of Livingston it is close to shopping, playgrounds, schools and the Livingston Community Centre with HOA amenities like hockey rinks, tennis courts, an indoor Gymnasium and a family fun Splash Pool! The heart of the home shines with a modern open concept main floor featuring a roomy living and dining area and a bright kitchen with a pantry, granite counter tops, Stainless steel KitchenAide appliances including a gas cooktop, built in oven, combo microwave/convection oven and a large kitchen island great for entertaining. Upstairs features 3 spacious bedrooms including a modern primary suite complete with a 6 piece ensuite with beautiful tile flooring, dual vanities, a soaker tub, separate shower, and a large walk in closet and another 4 piece bathroom and laundry room are also on this floor. The fully finished basement adds incredible value with a second kitchen (island, induction cooktop, fridge, microwave/convection oven), a large family room, a 4th bedroom and another 4 piece bathroom with walk in shower-perfect for multi-generational living or hosting guests. Outside enjoy a large fenced backyard with a deck, shed, built in sprinkler system and landscaped gardens with perennials.



Additional highlights include: New Class 4 Hail Resistant Roof Shingles, 6 energy efficient Solar Panels, Mezzanine shelving in garage, hot and cold hose bibs and many Smart Home features (Door lock, Garage Door Opener, Thermostat, 5 Smart Switches). This home offers the perfect blend of comfort, convenience and community. A must see! Book your showing today!

Built in 2020

### Essential Information

MLS® #	A2238717
Price	\$782,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,151
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	81 Howse Mount Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N9

### Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s), Smart Home

Appliances Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, See Remarks, Tankless Water Heater, Washer, Window Coverings, Oven-Built-In, Induction Cooktop

Heating Forced Air, Natural Gas

Cooling Other

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Garden, Other, Private Yard

Lot Description Back Yard, Garden, Landscaped, Lawn, Pie Shaped Lot, Private, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 10th, 2025

Days on Market 2

Zoning R-G

HOA Fees 473

HOA Fees Freq. ANN

## Listing Details

Listing Office Stonemere Real Estate Solutions

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.