

# \$749,900 - 81 Howse Mount Ne, Calgary

MLS® #A2238717

**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,151 sqft  
Residential on 0.10 Acres

Livingston, Calgary, Alberta

\*OPEN HOUSE SAT AUG

9th-CANCELLED\*REDUCED PRICE

\$749,900!!!-MUCH LOWER THAN 2025

ASSESSED VALUE OF \$814,000!\*JAYMAN

BUILT HOME LIKE NEW CONDITION WITH  
LOTS OF FEATURES: SOLAR

PANELS/GRANITE

COUNTERTOPS/TANKLESS WATER  
HEATER/2ND KITCHEN/FULLY FINISHED  
BSMT/ FENCED AND LANDSCAPED YARD/

SMART HOME FEATURES/BUILT IN  
SPRINKLER SYSTEM/CLASS 4 HAIL

RESISTANT SHINGLES\* 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          | \$749,900   |
| 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, Walk-In Closet(s), Smart Home, Tankless Hot Water            |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Gas Cooktop, Induction Cooktop, See Remarks, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Other                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                           |

### **Exterior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Garden, Other, Private Yard                                                          |
| Lot Description   | Back Yard, Landscaped, Lawn, Private, Garden, Pie Shaped Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 29              |
| Zoning         | R-G             |
| HOA Fees       | 473             |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office                      Stonemere Real Estate Solutions

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