

\$779,900 - 85 Howse Mount Ne, Calgary

MLS® #A2233252

\$779,900

3 Bedroom, 3.00 Bathroom, 2,625 sqft
Residential on 0.10 Acres

Livingston, Calgary, Alberta

THIS HOME WAS DESIGNED TO ACCOMMODATE A SEPERATE BASEMENT ENTRANCE, SELLERS JUST OBTAINED A QUOTE FOR ONLY \$5,600 INCLUDING PERMITS! BEAUTIFUL 2,625 SQUARE FOOT JAYMAN CHARLOTTE 26 MODEL HOME! STUNNING MASTER BEDROOM SUITE, SPACIOUS ADDITIONAL BEDROOMS, BONUS ROOM, HOME OFFICE, HIGH CEILINGS, LARGE FENCED & LANDSCAPED BACKYARD, AND EXCELLENT POTENTIAL TO FURTHER DEVELOP THE HUGE BASEMENT! As you enter the home, you are immediately welcomed by the vaulted ceiling of a sunlight-filled entrance foyer, complete with a walk-in coat closet. A few steps up is the perfect work-from-home office room! Walk into the open-concept main floor and youâ€™ll enter the stunning kitchen, living, and dining rooms, which flow seamlessly together. This kitchen is fit for any chef or family that loves to host, featuring a huge kitchen island with breakfast bar, all stainless steel appliances, a spacious pantry, ample counter and drawer space, plenty of cabinets, and stylish quartz countertops. The living room features a fireplace with a TV mount-ready mantel to keep the home looking neat and elegant. The sizeable dining room can easily host a large dinner table and is complemented by the stunning feature wall. From the dining room, there is convenient access to the two-tier deck with plenty of space for patio furniture,



complete with a BBQ gas line. The well-designed main floor includes a spacious mudroom with a built-in bench that will be used frequently when entering from the fully insulated attached garage. The main floor is completed with a powder room for convenience and guests. Upstairs, the enormous primary bedroom, easily capable of hosting a full king bedroom set including dressers. Now, the ensuite bathroom will leave you breathless—two full separate vanities, a soaker tub, standing shower, and a dedicated makeup counter! Tired of fighting for closet space? This ensuite has TWO SEPARATE WALK-IN CLOSETS! On this floor, french doors to a bonus room ready to be used as a home theatre, featuring built-in ceiling speakers. Many properties have small second and third bedrooms—not this home! Both additional bedrooms have space for king-sized beds and bedroom furniture. Completing this floor, another double-vanity full bathroom complete with bathtub (great for 2+ kids!) and a laundry room. The insulated unfinished basement is ready for development which could expand the developed living space to over 3,500+ sq. ft.! THIS HOME'S ADDITIONAL UPGRADES: CENTRAL AIR CONDITIONING, SIX ENERGY-SAVING SOLAR PANELS, TWO FURNACES, TANKLESS HOT WATER, WATER SOFTENER, MONITORED ALARM SYSTEM WITH CAMERAS & CLASS 4 IMPACT-RESISTANT ROOF SHINGLES. Lastly, the location, 5-minute walk to two parks/playgrounds! HOA amenities: Livingston Community Centre with private event spaces, hockey rinks, tennis courts, an indoor gymnasium, and a wonderful splash park! BOOK YOUR SHOWING TODAY!!

Built in 2019

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2233252 |
| Price | \$779,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,625 |
| Acres | 0.10 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 85 Howse Mount Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P1N9 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Park, Party Room, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|------------------|
| Fireplaces | Mixed |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 4 |
| Zoning | R-G |
| HOA Fees | 480 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Independent Broker |
|----------------|--------------------|

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