## 69 Howse Mount NE Calgary, Alberta

MLS # A2250707

\$779,900

		Division:	Livingston  Residential/House  2 Storey		
		Type:			
		Style:			
		Size:	2,357 sq.ft.	Age:	2020 (5 yrs old)
		Beds:	4	Baths:	3 full / 1 half
		Garage:	Double Garage Attached, Enclosed, Garage Door Opene		
		Lot Size:	0.09 Acre		
		Lot Feat:	Rectangular Lot		
Heating:	Forced Air, Natural Gas		Water:	-	
Floors:	Carpet, Tile, Vinyl Plank		Sewer:	-	
Roof:	Asphalt		Condo Fe	e: -	
Basement:	Finished, Full, Separate/Exterior Entry		LLD:	-	
Exterior:	Stone, Vinyl Siding		Zoning:	R-G	
Foundation:	Poured Concrete		Utilities:	-	
			Smoking Home, Ope		

Welcome to this fully upgraded 2020 built home in Livingston, featuring a SEPARATE SIDE ENTRANCE along with a BRAND NEW ROOF, SIDING, and SOLAR PANELS! The open concept main floor boasts a chef's kitchen with KITCHENAID STAINLESS STEEL APPLIANCES, 36" GAS STOVE, QUARTZ AND GRANITE ISLAND, WINE COOLER, and EXTRA CABINETRY, opening to a bright dining area and a living room with a 9 FT SPLIT MARBLE FEATURE WALL. Upstairs you will find three bedrooms, a bonus room, and laundry. The primary suite includes a 5 piece ensuite and an oversized walk in closet with direct laundry access. Comfort is enhanced with a high efficiency heat pump, Goodman furnace, HRV system, and WiFi Ecobee thermostat. Smart home upgrades include a full security system, WiFi lighting, garage door opener, and HD cameras. The 9 ft basement with wet bar and side entrance offers excellent potential. Outdoors, enjoy a fenced yard with BBQ gas line, low maintenance landscaping, and a garage with 14 ft ceilings and overhead storage. Modern design, smart technology, and energy efficiency in a prime location near parks, schools, and shopping. This home is move in ready!