

# \$839,900 - 62 Howse Mount Ne, Calgary

MLS® #A2244603

**\$839,900**

6 Bedroom, 4.00 Bathroom, 2,418 sqft

Residential on 0.09 Acres

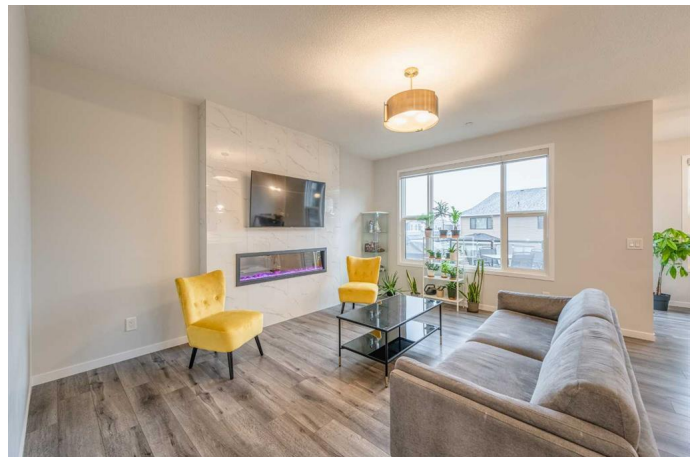
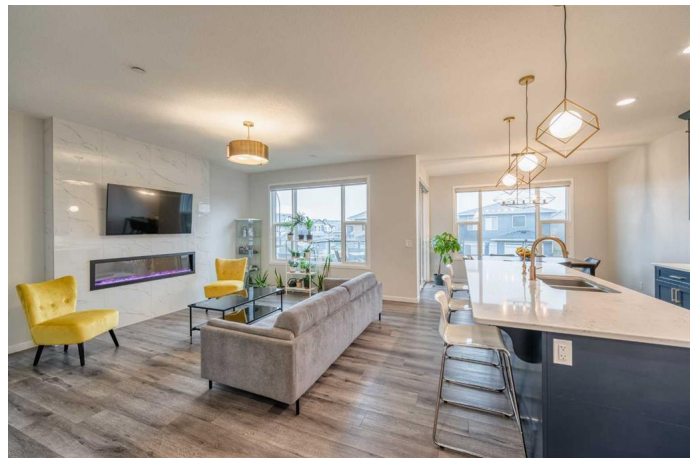
Livingston, Calgary, Alberta

This beautifully custom-built home in Livingston is perfect for your growing family – thoughtfully designed with a Main Floor Bedroom featuring a Full Ensuite, ideal for multi-generational living or elderly parents. Offering a total of 6 Bedrooms (1 on the Main, 4 on the Upper Level, and 1 in the Basement) and 4 Full Bathrooms, this home provides over 3,000 sq.ft. of well-appointed living space.

Step inside to a welcoming spacious Foyer, 9'™ Ceilings, and durable Laminate Flooring that flows throughout the Main Level. The heart of the home is the Open-Concept Kitchen, showcasing elegant Navy Blue Cabinetry with Gold Hardware, Quartz Countertops, a Huge Center Island, Built-In Oven, Gas Cooktop, and Stainless Steel Appliances. Just off the Kitchen, the Bright Dining Nook opens to a Deck with BBQ Gas Hookup, overlooking the East-Facing Landscaped Backyard – complete with a Patio, Firepit, and Stepping-Stone Path.

The Living Room is filled with morning sun and centered around a stylish Electric Fireplace, creating a cozy and welcoming space for the family. Also on the Main Level is a Bedroom with a Cheater Ensuite – a practical and rare find.

On the Upper level, you'll find a Bonus Room perfect for family movie nights or a play area, along with a Spacious Primary Retreat



featuring a 5-Piece Ensuite with Quartz Counters, Double Vanity, Soaker Tub, and Walk-In Closet. Three more generously sized Bedrooms, a Modern 4-Piece Bathroom, and a Laundry Room with Built-In Organizers complete the Upper Floor.

The Fully Finished Basement expands your living space with a Large Recreation Room, Sixth Bedroom, Full Bath, and ample Storage in the Mechanical Room. The home also includes a Tankless Water Heater and Water Softener.

Enjoy the Insulated Double Attached Garage and Low-Maintenance Landscaping in both front and back yards. Livingston is a rapidly growing, family-friendly community with access to the Livingston Hub (included with HOA fees) featuring a Gymnasium, Outdoor Rink, Skate Park, Playgrounds with Splash Park, and year-round programs and events.

Located close to Stoney Trail, youâ€™ll enjoy easy access to the airport, nearby shopping, and a quick drive west to the mountains. This is the home youâ€™ve been waiting for â€” space, comfort, and community all in one.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244603    |
| Price          | \$839,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,418       |
| Acres          | 0.09        |
| Year Built     | 2019        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 62 Howse Mount Ne |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P 1N9           |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Other, Park, Playground           |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)                    |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Electric, Living Room                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                               |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit                 |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 22               |
| Zoning         | R-G              |
| HOA Fees       | 473              |
| HOA Fees Freq. | ANN              |

## **Listing Details**

Listing Office            Jessica Chan Real Estate & Management Inc.

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