$749,900 - 81 Howse Mount Ne, Calgary
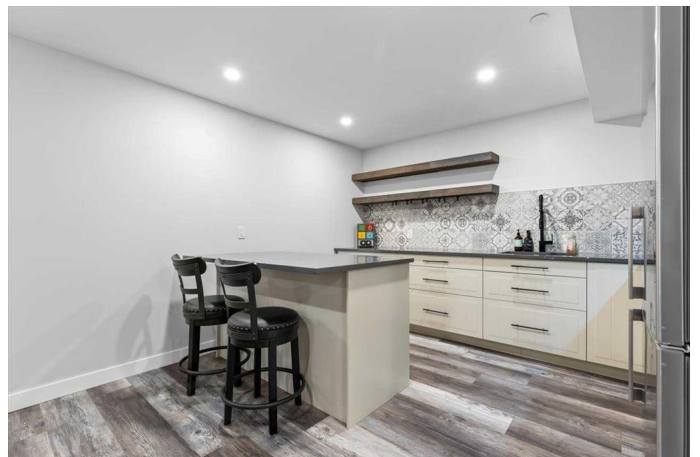
MLS® #A2238717

$749,900

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

Livingston, Calgary, Alberta

*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, Tankless Hot Water, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Dryer, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, 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, 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	32
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Stonemere Real Estate Solutions