

# \$859,900 - 41 Howse Mount Ne, Calgary

MLS® #A2140987

**\$859,900**

5 Bedroom, 4.00 Bathroom, 2,335 sqft  
Residential on 0.12 Acres

Livingston, Calgary, Alberta

OPEN HOUSE Sat Sept 21, 11am-1pm.  
Livingston! Situated on a quiet street this beautiful upgraded 5 bedroom/4 bathroom air conditioned home is turn-key/move-in ready & awaiting it's new family!!! Freshened with a professional paint job throughout, this property shows as brand new. You are invited inside to a huge entrance way which leads to a bright, & fully functional open floorplan ... in a total of 3187 sq ft of developed living space. With luxury finishings throughout you will find the main floor showcases a gorgeous kitchen overlooking the living room area with cozy fireplace, dining room, 2 pc bathroom, & home office. The upper level hosts the Master bedroom with spa like 5 pc ensuite & walk-in closet. The bonus room provides separation to the other 2 bedrooms, 5 pc bathroom with double vanity & laundry room with lots of shelving for storage. The basement was finished by the builder & shows as beautiful as the rest of the home where you will find a large bar area complete with fridge, sink, and plenty of cabinets, large family room, 2 large bedrooms, 3 pc bathroom & custom built in storage area....An AMAZING space for extended families!! Your outdoor space features a WEST FACING OVERSIZED pie lot with large deck & built in flower planters. Community features: The Livingston Hub which is a spacious facility for members of the Homeowners' Association and their guests. At 'The Hub,' as they call it, there are programmed activities and fabulous



facilities for all kinds of play, sports and events. You will find tennis courts, , skating rink, basketball court, playgrounds, water spray park & more. Livingston offers great access within minutes to stoney trail, deerfoot trail, the airport and cross Iron Mills.

Built in 2019

**Essential Information**

MLS® #	A2140987
Price	\$859,900
Sold Price	\$840,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,335
Acres	0.12
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	41 Howse Mount Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N9

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Front Drive

**Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 19th, 2024
Date Sold	October 8th, 2024
Days on Market	81
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.