

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

MLS® #A2244603

**\$839,900**

6 Bedroom, 4.00 Bathroom, 2,418 sqft

Residential on 0.09 Acres

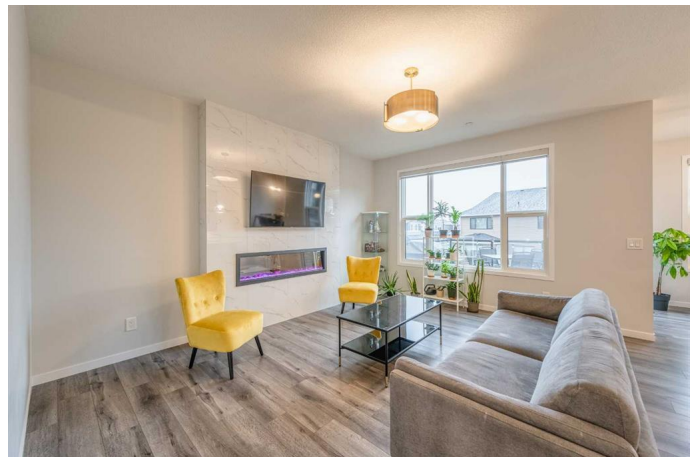
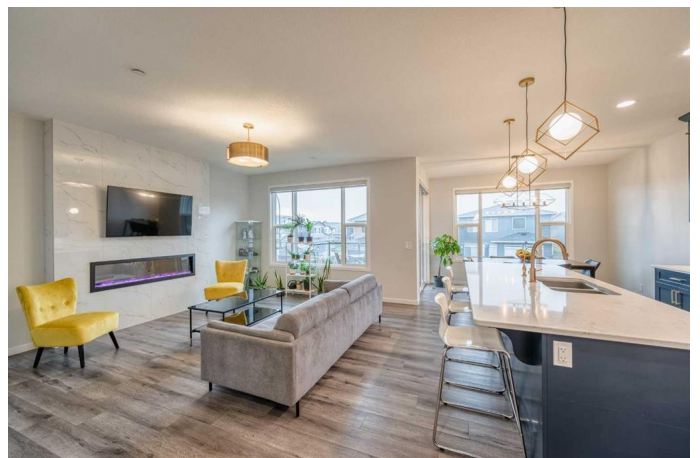
Livingston, Calgary, Alberta

This beautifully custom-built home in Livingston is perfect for your growing family â€” 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, 9â€™™ 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 â€” 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 â€” a practical and rare find.

On the Upper level, youâ€™™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	1
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office            Jessica Chan Real Estate & Management Inc.

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