

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

MLS® #A2244603

\$839,900

6 Bedroom, 4.00 Bathroom, 2,418 sqft
Residential on 0.09 Acres

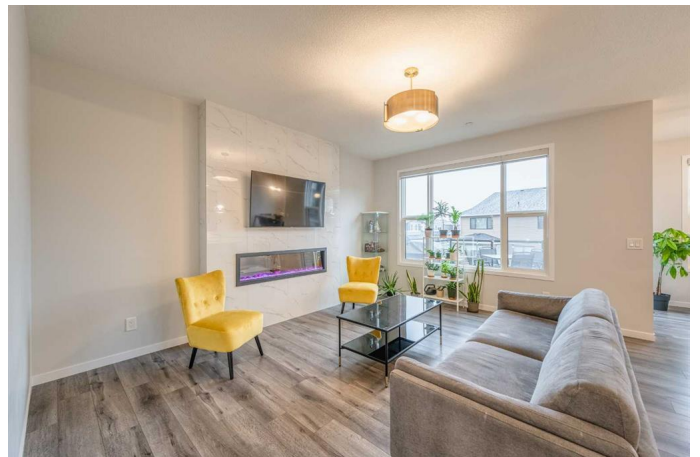
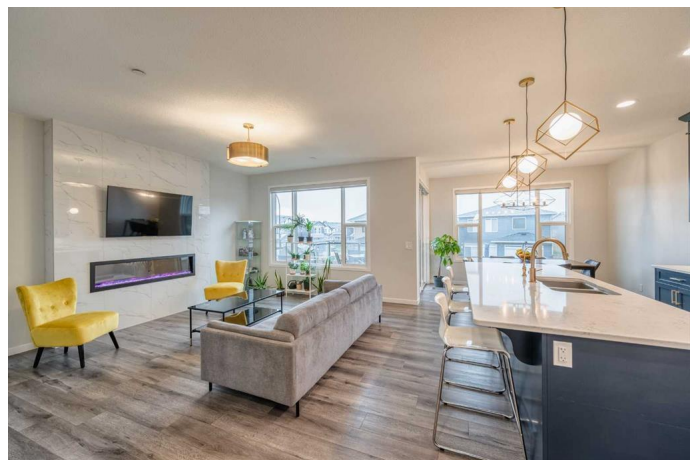
Livingston, Calgary, Alberta

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	18
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.