



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

22 Howse Mount NE
Calgary, Alberta

MLS # A2344173



\$750,777

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,337 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Underground Sprinklers		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Veneer	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: NONE

Welcome to 22 Howse Mount NE the beautiful former JAYMAN Built SHOWHOME that will take your breath away! This meticulously maintained MASTERPIECE comes FULLY LANDSCAPED on a TRADITIONAL LOT with all the bells and whistles including GOLD accents/fixtures, SMART HOME technology, RING doorbells plus wired ALARM system, 8 built-in SPEAKERS throughout, A/C and IRRIGATION systems, GEMSTONE outdoor lighting, ON-DEMAND hot water tank, 6 SOLAR PANELS, AIR PURIFIER & HUMIDIFIER, IN-FLOOR heating in the basement, REMOTE CONTROL Hunter Douglas blinds and ALL Curtains & Rods included. UPGRADES galore can be found on every level of this FULLY FINISHED home. The main floor kitchen with HUGE ISLAND stainless steel appliances, walk-thru pantry, QUARTZ countertops, OFFICE w/ glass FRENCH DOORS and walkout to DECK and HUGE BACKYARD off the OPEN CONCEPT living/dining area is an ENTERTAINERS DREAM! Upstairs you will find a large BONUS ROOM, a gorgeous PRIMARY Bedroom with 5pc ENSUITE, and access to a separate LAUNDRY room through the massive WALK THRU closet. Another 2 generous bedrooms and 4pc bath complete this level. Descending into the cozy FULLY FINISHED basement, you will find a FOURTH Bedroom, another 5pc BATH as well as a HUGE FAMILY/THEATRE ROOM with WET BAR. Why wait to build when you can move into your DREAM HOME this summer! Call your favourite Realtor today!