



GRASSROOTS
REALTY GROUP

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134 Howse Rise NE
Calgary, Alberta

MLS # A2216273



\$795,655

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,273 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Blinds and all window coverings

Welcome to this nearly new home in the highly sought-after community of Livingston, where modern elegance meets convenience. This beautifully maintained residence has been minimally lived in, offering a pristine and nearly untouched living experience. The house is located directly opposite to a beautiful playground park and is down the road to a second brand new park, making it an ideal treat for families with children. Upon entering, you'll be immediately impressed by the modern kitchen, featuring a sleek quartz countertop that perfectly complements the contemporary design. Equipped with a powerful 600 CFM fan, this kitchen is designed for those who enjoy extensive cooking and entertaining. The pantry space is extensive allowing for chefs pantry if desired. The main floor is thoughtfully laid out for ease of living and accessibility, including a spacious bedroom conveniently located on this level. The open and airy atmosphere is enhanced by sophisticated modern lighting and a striking interior design that flows seamlessly throughout. This follows through to the complete concrete backyard with a large deck, perfect for entertaining. Paired with customized outdoor celebration lights around the whole home controlled by your phone, is a real treat. Upstairs, you'll find three optimally sized bedrooms, each designed to maximize comfort and functionality. The highlight of the upper level is the expansive bonus room with vaulted ceilings, which provides an ideal space for family gatherings and recreational activities. The home's minimal usage means it's in near-new condition, and its location offers access to lush green parks and the vibrant Livingston Hub, where events and camps are always going on. Here, homeowners can enjoy a wealth of community spaces and engage in various sports programs, making this residence not just a home, but

a gateway to an active and connected lifestyle. The house comes with brand new roof and siding.