



GRASSROOTS
REALTY GROUP

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15 Howse Rise NE
Calgary, Alberta

MLS # A2223539



\$589,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,636 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Brick, Metal Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Located in the NEW community of Livingston, this 3 bed, 3 bath like new unit is LOADED with upgrades and offers a stunning practical floor plan that's perfect for day to day living and entertaining friends and family! Pulling up to the home you'll notice the landscaped front yard with a brand new roof (April 2025) and easy access to main roads. Entering the home you're welcomed with luxury vinyl plank flooring, 9 ft ceilings and an open concept living area. At the front of the home you have a closet, half bath and access to your spacious dining area. Entering the kitchen you'll instantly notice the gas range, under cabinet lighting, quartz countertops and upgraded appliances package. With a large island, pantry and ceiling height cabinets, you'll love spending time in this kitchen. Open to the kitchen, the living room is flooded with natural light from your oversized double sliding doors for indoor/outdoor living. A gas fireplace and a spot for your TV complete the large living room. Heading upstairs you have a stunning open staircase that leads you to the bonus room which is great for an additional play room, office, family room or rec space. The primary retreat is fit for a king bed, 3 piece ensuite and walk in closet. The primary also has triple pane windows for noise reduction and the upstairs carpet has an upgraded underlay for maximum comfort. The upstairs is complete with 2 secondary bedrooms, a laundry room and a 4 piece bathroom. The basement has been roughed in for a legal basement suite so all the mechanical components are in place plus you have a SIDE ENTRANCE and 9 ft ceilings! Heading out to your landscaped WEST FACING backyard, you have a deck, grass and a BBQ hookup. An oversized double detached garage, air conditioning unit and water softener (2022) complete this beautiful, well kept home!

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