



GRASSROOTS
REALTY GROUP

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134 Howse Rise NE
Calgary, Alberta

MLS # A2257535



\$729,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		
Inclusions:	none		

Welcome to this beautifully 2-storey home, perfectly situated in a family-friendly location facing onto a vibrant playground! Featuring a stylish white kitchen with gleaming quartz countertops, stainless steel appliances, and an open-concept layout with luxury hardwood flooring throughout the main floor, this home is as functional as it is elegant. The spacious living and dining areas flow seamlessly to the east-facing backyard, where a large deck ,concrete pad ,Main floor bedroom/office with a charming pergola invites you to relax and soak in the morning sun. Upstairs, you’ll find a generous bonus room,, laundry room and three generously sized bedrooms with walk-in closets, including a serene primary suite with a 5-piece ensuite. With 2.5 bathrooms, a double attached garage, and an unfinished basement ready for your creative touch, this home offers the perfect blend of comfort, style, and future potential.