



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

175 Howse Rise NE
Calgary, Alberta

MLS # A2262126



\$849,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,425 sq.ft.	Age:	2017 (8 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached, Enclosed, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Stunning 7-Bedroom Home with New Roof, Siding, 9ft Ceilings and Wheelchair-Accessible Features by Morrison Homes. Discover this beautifully upgraded 7-bedroom home offering over 3,270 sq. ft. of developed living space on a conventional lot. Thoughtfully designed for comfort and accessibility, this home features 9' ceilings, quartz countertops, and wide doorways with a wheelchair-accessible bedroom and shower on the main floor. The main level includes a spacious family room, a gourmet kitchen with stainless steel appliances- Gas Range, a 3-piece bath, and deck with glass railing. Upstairs, you'll find 4 generous bedrooms, including the master bedroom with ensuite, a bonus room, and the convenience of laundry on the upper level. The fully developed basement offers a large recreation area, 2 additional bedrooms, a 3-piece bath, laundry space, and a separate side entrance, ideal for extended family or future legal suite potential "subject to approval and permitting by the city/municipality". Located in a prime area close to parks, green spaces, shopping, community centers, and all essential amenities, this home perfectly blends luxury, functionality, and accessibility.