



**75 Howse Rise NE  
Calgary, Alberta**

**MLS # A2296486**



**\$689,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Basement: Washer, Dryer, Refrigerator, Electric Range, Microwave, Microwave Hood Fan

Welcome to this exceptional 5 BEDROOM, 4.5 BATHROOM home with a LEGAL BASEMENT SUITE and a MAIN FLOOR BEDROOM with ENSUITE. Ideally situated on a premium CORNER LOT in the vibrant and highly sought-after community of Livingston this home offers over 2,830+ sq.ft. of modern and thoughtfully designed living space that perfectly blends modern style with practical, family-focused functionality. Step inside to a bright, east-facing open-concept main floor, where large windows fill the space with beautiful natural morning light. The inviting living area seamlessly connects to the upgraded modern kitchen featuring a large kitchen island, sleek cabinetry, ample counter space, and a spacious dining area—perfect for everyday living and entertaining. A key highlight of this home is the MAIN FLOOR BEDROOM with a FULL BATHROOM, making it an ideal setup for multi-generational living, guests, or a private home office. A well-designed mudroom and a convenient 2 piece bathroom on the landing between the main and upper floor complete the main level. Upstairs, you’ll find three generously sized bedrooms and another full bathroom. The upper floor includes a luxurious primary retreat with a spacious ensuite. A versatile bonus room provides the perfect space for a kids’ play area, an additional family hangout or an ideal office space, while the upper-floor laundry adds everyday ease and convenience. The fully developed LEGAL BASEMENT SUITE with a SEPARATE ENTRANCE is a standout feature, offering exceptional flexibility and income potential. Complete with 1 bedroom, full kitchen, full bathroom, separate laundry, and a spacious living area, it’s perfect for tenants, extended family, or guests. This premium CORNER LOT with a back lane and oversized detached double garage offers an

abundance of parking for tenants, guests and extended family. Located in the amenity-rich community of Livingston, with parks, pathways, and the Livingston Hub just minutes away, this home truly checks every box. This home is a rare opportunity combining space, versatility, and income potential—book your private showing today.