



142 Howse Rise NE
Calgary, Alberta

MLS # A2154985



\$879,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,192 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: refrigerator, built in oven, built in microwave, dishwasher, gas range top, hood fan, garburator, Kinetico water purifier under sink, Kinetico water softener, central Air Conditioning, security system hardware, window coverings - all, firepit, tv wall mount in basement.

Are you looking for a family home that has it all including an amazing location?! This stunning home built by Cedarbrae Homes has numerous added upgrades! It boasts over 3,000 square feet of beautifully developed space, features 4 bedrooms, 3.5 bathrooms, a fully developed basement, drywalled garage, and an expansive back yard with huge deck. Located right across the street from the fantastic Livingston Outdoor Play Structure and park, this home is also a block away from the Livingston Hub, which is a massive entertainment and community centre for the exclusive use of Livingston residents (splash park, gymnasiums and sports courts, room rentals, fitness and art programs, soccer fields, landscaped parks, pathways, and community ice rinks) Inside this home, you will enjoy the expansive open-concept floor plan: The contemporary kitchen is a chef's delight, featuring sleek white cabinets, quartz countertops, a massive island, and top-of-the-line stainless steel appliances. The rear of the home is adorned with oversized upgraded windows and blinds, flooding the main floor with natural light and creating a warm, inviting atmosphere. The elegant touch of oversized 8-foot doors throughout the home adds a touch of grandeur and sophistication. Outside, you'll find a fantastic yard - a huge grass area for the kids to play, a fun firepit area and a custom large deck ideal for hosting gatherings. The upper level is designed for comfort and convenience, offering a primary bedroom with a generous walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a laundry room and a large bonus room provide ample space for family and guests. The fully developed basement is a versatile space, featuring an additional bedroom, a full bathroom, and a large recreation room, perfect for a home gym, theater, or play area. You'll also notice that this

home as a tankless water heater and Central Air Conditioning to add comfort to your lifestyle. This is one of those rare finds that has been meticulously cared for, making it the perfect home to invest in. And with its excellent location and access to top-notch amenities, this home is ideal for families seeking a blend of luxury, convenience, and community. Please note this home has now experienced hail damage from the August 5 storm and is undergoing an insurance claim.