

# \$795,655 - 134 Howse Rise Ne, Calgary

MLS® #A2216273

## \$795,655

4 Bedroom, 3.00 Bathroom, 2,273 sqft  
Residential on 0.10 Acres

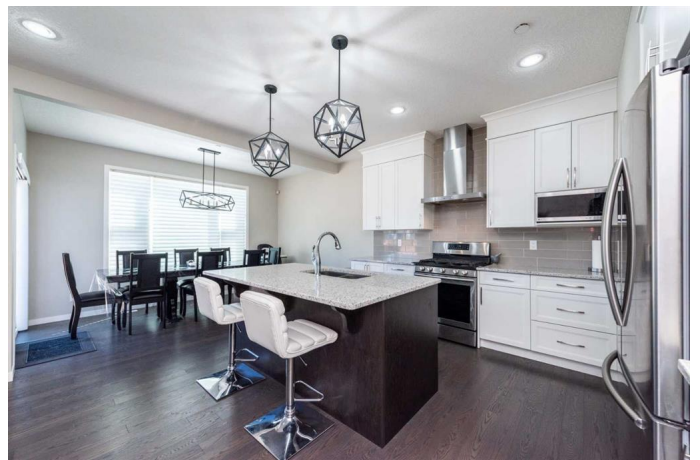
Livingston, Calgary, Alberta

Welcome to this nearly new home in the highly sought-after community of Livingston, where modern elegance meets convenience. This beautifully maintained residence has been minimally lived in, offering a pristine and nearly untouched living experience.

The house is located directly opposite to a beautiful playground park and is down the road to a second brand new park, making it an ideal treat for families with children.

Upon entering, you'll be immediately impressed by the modern kitchen, featuring a sleek quartz countertop that perfectly complements the contemporary design. Equipped with a powerful 600 CFM fan, this kitchen is designed for those who enjoy extensive cooking and entertaining. The pantry space is extensive allowing for chefs pantry if desired.

The main floor is thoughtfully laid out for ease of living and accessibility, including a spacious bedroom conveniently located on this level. The open and airy atmosphere is enhanced by sophisticated modern lighting and a striking interior design that flows seamlessly throughout. This follows through to the complete concrete backyard with a large deck, perfect for entertaining. Paired with customized outdoor celebration lights around the whole home controlled by your phone, is a real treat.



Upstairs, youâ€™ll find three optimally sized bedrooms, each designed to maximize comfort and functionality. The highlight of the upper level is the expansive bonus room with vaulted ceilings, which provides an ideal space for family gatherings and recreational activities.

The homeâ€™s minimal usage means it's in near-new condition, and its location offers access to lush green parks and the vibrant Livingston Hub, where events and camps are always going on. Here, homeowners can enjoy a wealth of community spaces and engage in various sports programs, making this residence not just a home, but a gateway to an active and connected lifestyle. The house comes with brand new roof and siding.

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216273    |
| Price          | \$795,655   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,273       |
| Acres          | 0.10        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 134 Howse Rise Ne |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3P0X3  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Washer                                               |
| Heating           | Forced Air                                                                                             |
| Cooling           | None                                                                                                   |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas                                                                                                    |
| Has Basement      | Yes                                                                                                    |
| Basement          | Partial, Unfinished                                                                                    |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden                        |
| Lot Description   | Back Yard, Lawn               |
| Roof              | Asphalt Shingle               |
| Construction      | Concrete, Stone, Vinyl Siding |
| Foundation        | Poured Concrete               |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 14            |
| Zoning         | R-G           |
| HOA Fees       | 421           |
| HOA Fees Freq. | ANN           |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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