

780-832-5880

cord@gpremax.com

## 134 Howse Rise NE Calgary, Alberta

MLS # A2241626



\$769,888

| 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:** Water: Fireplace(s), Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: Full, Unfinished **Exterior:** Zoning: Stone, Vinyl Siding 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.