

# \$769,888 - 134 Howse Rise Ne, Calgary

MLS® #A2241626

**\$769,888**

4 Bedroom, 3.00 Bathroom, 2,251 sqft

Residential on 0.10 Acres

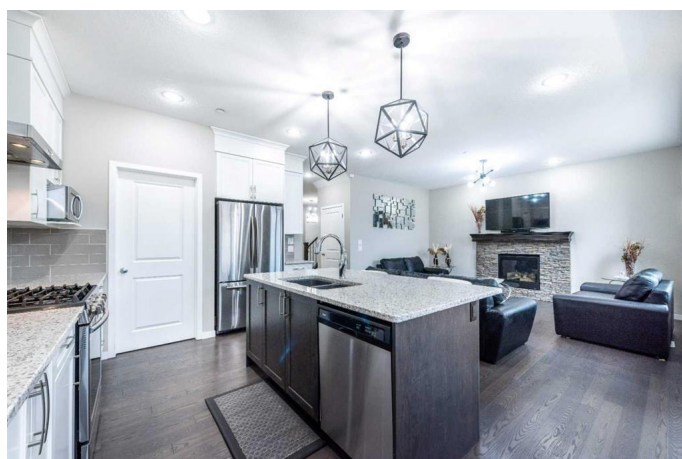
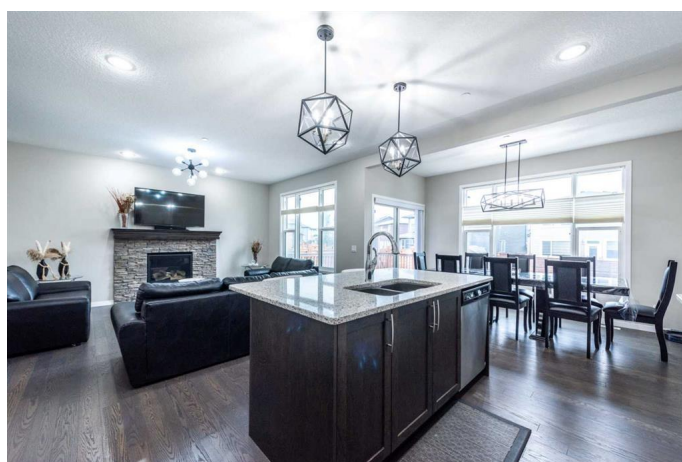
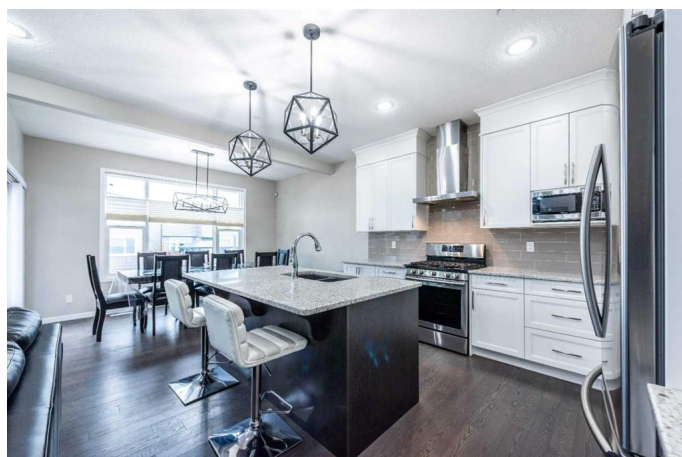
Livingston, Calgary, Alberta

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, youâ€™™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.

Built in 2017

## Essential Information

MLS® #	A2241626
Price	\$769,888
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,251



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	T3P 0X3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Low Flow Plumbing Fixtures
Appliances	Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Mantle, Gas Log, Great Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Courtyard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 21st, 2025
Zoning	R-G
HOA Fees	425
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	TREC The Real Estate Company
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