

# \$799,900 - 134 Howse Rise Ne, Calgary

MLS® #A2190285

**\$799,900**

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

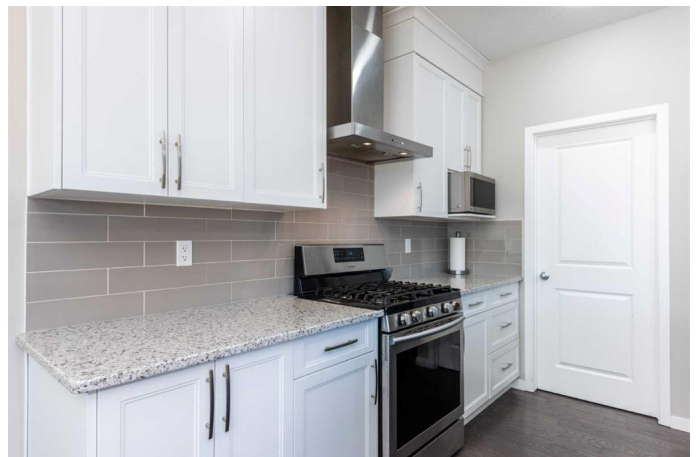
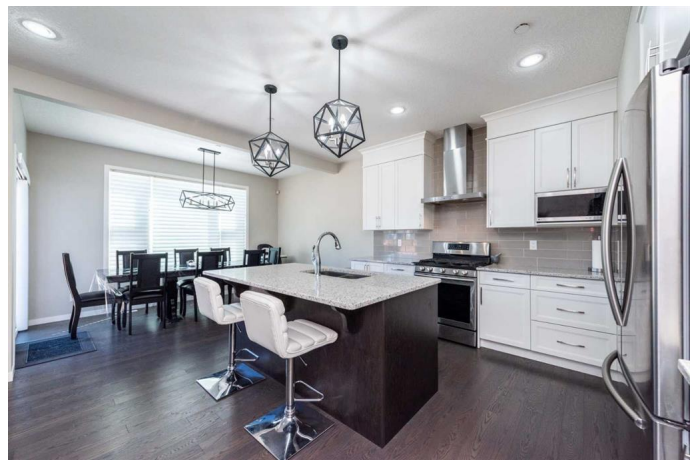
Livingston, Calgary, Alberta

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 1000 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, you'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 home'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® #	A2190285
Price	\$799,900
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, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Kitchen Island  
Appliances Dishwasher, Dryer, Microwave Hood Fan, Washer, Gas Range  
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 Stone, Vinyl Siding, Concrete  
Foundation Poured Concrete

### Additional Information

Date Listed March 15th, 2025  
Days on Market 20  
Zoning R-G  
HOA Fees 467  
HOA Fees Freq. ANN

### Listing Details

Listing Office Creekside Realty

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