



**134 HOWSE Rise, Calgary T3P0X3**

MLS®#: **A2154670** Area: **Livingston** Listing Date: **08/09/24** List Price: **\$824,999**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **4,402 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,273**  
 Low Sqft:  
 Ttl Sqft: **2,273**

DOM

**40**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.0 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Lawn**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding**  
 Heating: **Forced Air** Flooring: **Carpet,Vinyl**  
 Sewer: Ext Feat: **Garden** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Washer**  
 Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 15`2"	Kitchen	Main	11`2" x 15`0"
Foyer	Main	11`7" x 8`1"	Dining Room	Main	13`6" x 7`0"
Bedroom	Main	10`11" x 9`10"	Bedroom - Primary	Second	13`7" x 14`7"
5pc Ensuite bath	Second	11`3" x 11`9"	Bedroom	Second	11`1" x 10`2"
Bedroom	Second	9`9" x 13`2"	Family Room	Second	19`2" x 13`6"
Laundry	Second	11`0" x 5`4"	4pc Bathroom	Second	9`8" x 5`0"
Walk-In Closet	Second	9`10" x 6`4"	2pc Bathroom	Main	5`2" x 5`3"

