

134 HOWSE Rise, Calgary T3P0X3

MLS®#: A2154670 Livingston Listing 08/09/24 List Price: **\$824,999** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type:

Lot Information Lot Sz Ar:

Lot Shape:

Detached City/Town: Calgary

2017 Year Built:

Access:

Back Yard, Lawn Lot Feat:

Park Feat: **Double Garage Attached**

4,402 sqft

<u>DOM</u>

40 <u>Layout</u>

4 (4) Beds: 2.0 (2 1) Baths: 2 Storey

Style:

Parking

Ttl Park: 4 Garage Sz: 2

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Concrete, Stone, Vinyl Siding Heating: Forced Air

> Flooring: Carpet, Vinyl Water Source:

Fnd/Bsmt:

Poured Concrete

Finished Floor Area

2,273

2,273

Abv Saft:

Low Sqft:

Ttl Sqft:

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:

Sewer:

Ext Feat:

Garden

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **1612940**

Remarks

Pub Rmks:

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 was impacted by the hail storm on aug 05, The seller is committed to complete all the necessary repairs in a timely fashion

Inclusions: noi

Property Listed By: Creekside Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123