



186 Howse Rise NE
Calgary, Alberta

MLS # A2318278



\$807,700

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,585 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Shed

Fantabulous Family Living with so much more...Central Air Conditioning. Quartz countertops. Stainless Steel appliances. Five generously designed bedrooms. Three and a half bathrooms including a full 4-piece bath in the lower level. Some serious space in the eating area and at the huge kitchen island. When you enter through the front door you are welcomed by an impressive foyer and visiting area. You need to find some space for yourself? Check out the bonus room on the upper level (and YES the custom built cabinets are staying), or the Family Room on the main level, and don't forget the Rec Room in the lower level. Let's talk safety. This spectacular home comes with a Radon Fan for your protection AND a built-in fire sprinkler system!. Playgrounds nearby. Dual Zone furnace. Over 3400 square feet of developed living in Livingston. Start the car!! We are looking forward to your visit.