

# \$599,900 - 15 Howse Rise Ne, Calgary

MLS® #A2223539

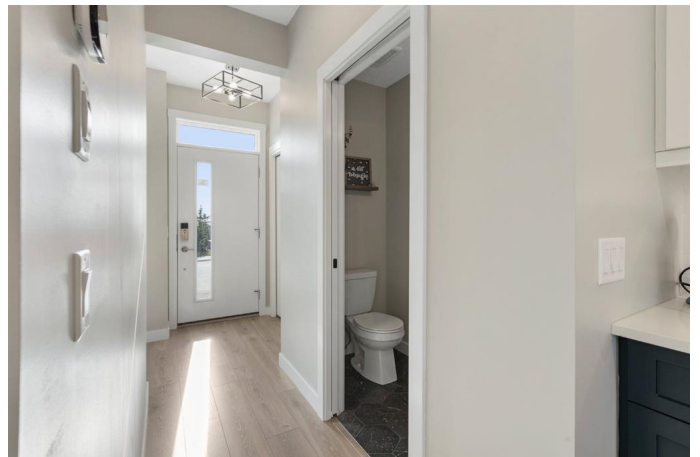
**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,636 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Located in the NEW community of Livingston, this 3 bed, 3 bath like new unit is LOADED with upgrades and offers a stunning practical floor plan that's perfect for day to day living and entertaining friends and family! Pulling up to the home you'll notice the landscaped front yard with a brand new roof (April 2025) and easy access to main roads. Entering the home you're welcomed with luxury vinyl plank flooring, 9 ft ceilings and an open concept living area. At the front of the home you have a closet, half bath and access to your spacious dining area. Entering the kitchen you'll instantly notice the gas range, under cabinet lighting, quartz countertops and upgraded appliances package. With a large island, pantry and ceiling height cabinets, you'll love spending time in this kitchen. Open to the kitchen, the living room is flooded with natural light from your oversized double sliding doors for indoor/outdoor living. A gas fireplace and a spot for your TV complete the large living room. Heading upstairs you have a stunning open staircase that leads you to the bonus room which is great for an additional play room, office, family room or rec space. The primary retreat is fit for a king bed, 3 piece ensuite and walk in closet. The primary also has triple pane windows for noise reduction and the upstairs carpet has an upgraded underlay for maximum comfort. The upstairs is complete with 2 secondary bedrooms, a laundry room and a 4 piece bathroom. The basement has been roughed in for a legal



basement suite so all the mechanical components are in place plus you have a SIDE ENTRANCE and 9 ft ceilings! Heading out to your landscaped WEST FACING backyard, you have a deck, grass and a BBQ hookup. An oversized double detached garage, air conditioning unit and water softener (2022) complete this beautiful, well kept home!

Built in 2021

### Essential Information

MLS® #	A2223539
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	15 Howse Rise Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1L3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

## Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Aluminum Siding, Brick, Metal Siding

Foundation Poured Concrete

## Additional Information

Date Listed May 22nd, 2025

Days on Market 9

Zoning R-Gm

HOA Fees 467

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.