

**175 Howse Rise NE**  
**Calgary, Alberta**

**MLS # A2262126**



**\$849,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,425 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Enclosed, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance		

<b>Inclusions:</b>	N/A
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"Openhouse Sat Oct 11, 2:00- 4:00PM" Stunning 7-Bedroom Home with New Roof, Siding, 9ft Ceilings and Wheelchair-Accessible Features by Morrison Homes. Discover this beautifully upgraded 7-bedroom home offering over 3,270 sq. ft. of developed living space on a conventional lot. Thoughtfully designed for comfort and accessibility, this home features 9' ceilings, quartz countertops, and wide doorways with a wheelchair-accessible bedroom and shower on the main floor. The main level includes a spacious family room, a gourmet kitchen with stainless steel appliances- Gas Range, a 3-piece bath, and deck with glass railing. Upstairs, you'll find 4 generous bedrooms, including the master bedroom with ensuite, a bonus room, and the convenience of laundry on the upper level. The fully developed basement offers a large recreation area, 2 additional bedrooms, a 3-piece bath, laundry space, and a separate side entrance, ideal for extended family or future legal suite potential "subject to approval and permitting by the city/municipality". Located in a prime area close to parks, green spaces, shopping, community centers, and all essential amenities, this home perfectly blends luxury, functionality, and accessibility.