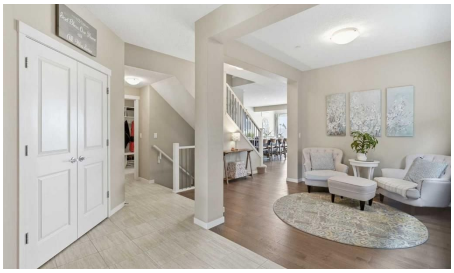
186 Howse Rise NE

Calgary | Active | MLS® A2318278

$759,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2016**	**2,585 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Greater Calgary Real Estate

A closer look

Elegant and spacious, this beautiful DETACHED home in LIVINGSTON effortlessly blends comfort, style, and functionality across 5-beds, 3.5-baths, bonus room, family room, and rec room. From the moment you step into the bright foyer, you'll notice the flow and attention to detail. The main floor offers an open layout with soaring ceilings and large windows that highlight every finish. The chef-inspired kitchen is a standout, with a large centre island, quartz countertops, ample storage, and stainless steel appliances. Upstairs, leads you to a large bonus room complete with custom built cabinets. Additional bedrooms provide flexibility for family, guests, or creative spaces. The finished basement offers a true lifestyle extension, including a large recreation area ideal for hosting game nights or movie evenings. There are also two additional bedrooms and full bathroom to complete this level. Central vacuum system. Central AIR CONDITIONING. Dual zone furnace. Built-in safety features. All help to make this property perfect for those seeking a balance of tranquility and wonderful family living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2318278
Bedrooms	5
Bathrooms	4
Year Built	2016
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,585 sq. ft.
Main Level Finished Area:	1,113 sq. ft.
Upper Level Finished Area:	1,472 sq. ft.

Below Grade Finished Area:	874 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,144 sq. ft.
Lot Frontage:	36'5"
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2016 (Age: 10)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1612940
Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Morrison Homes
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Garage Door Opener
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$477.75
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Clubhouse
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Shed
Restrictions:	None Known
Main Floor	Family Room · 17'6" × 16'7" ·
Main Floor	Dining Room · 12'10" × 11'1" ·
Main Floor	Kitchen · 14'7" × 9'6" ·
Main Floor	Living Room · 9'11" × 8'10" ·
Main Floor	Foyer · 8'11" × 6'7" ·
Upper Level	Bedroom · 14'7" × 9'6" ·
Upper Level	Bedroom · 17'10" × 9'7" ·
Upper Level	Bonus Room · 19' × 15'11" ·

Upper Level	Laundry · 9'6" × 5'11" ·
Upper Level	Bedroom - Primary · 16'7" × 16'6" ·
Lower Level	Bedroom · 13'8" × 11'7" ·
Lower Level	Bedroom · 14'8" × 11'11" ·
Lower Level	Game Room · 24'10" × 13'9" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Other, Playground
Interior Features:	Bookcases, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Private Yard, Storage
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Jun 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/186-howse-rise-ne-calgary-a2318278/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.