

# \*\*\* JUST SOLD IN RIVER OAKS!!!



**Address:** 130 Howell Road

**Description:** Don't miss this 4+1 bedroom executive beauty offering 3,455 sqft PLUS finished basement on a large lot backing onto greenspace on a quiet, family-friendly street in River Oaks! The main level offers smooth 9ft ceilings, plenty of pot lights and windows with California shutters and a great layout with an effortless flow between rooms ideal for both entertaining and every day living. Rich Brazilian cherry hardwood flooring on main and upper level, separate living and dining room, eat-in kitchen w/granite countertops and island open to family room with gas fireplace and 10ft ceilings. Main level also features a home office and laundry room with convenient inside access from TRIPLE attached garage and triple driveway! Upper level boasts a 5pc main bathroom and 4 spacious bedrooms, including huge master suite w/sitting area, 3-sided gas fireplace, walk-in closet and deluxe 5pc ensuite bathroom! Finished lower level has a spacious rec room with wet bar, 5th bedroom, full bath and rough-in for kitchen. Private backyard w/mature trees, gas hookup for BBQ and inground sprinkler system (front and back!). Great location close to schools, parks, trails and so much more! Call today for your private showing!

**Listing type:** House for sale

**Price:** 1449000 CAD

**Rooms:** 11

**Bathrooms:** 4

**Bedrooms:** 4

**Agent name:** Jackie Peifer/Donna Cutler

**Property type:** Single family

**Lot size:** 65.62 X 114.83 feet

**House size:** 3455

**Built year:** 2005