



**GRASSROOTS**  
REALTY GROUP

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**48 Stonehouse Crescent NW**  
**High River, Alberta**

**MLS # A2215069**



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,492 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 261
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

<b>Inclusions:</b>	N/A
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3 bedroom, 2 full bathroom, 1 half bathroom townhome in the serene community of High River, offering a perfect blend of modern living and natural beauty. This 3 story home features a single garage and driveway for convenient parking. The ground floor boasts a bright office, tons of storage and a half bathroom. The open concept second floor is perfect for entertaining and living, with a spacious kitchen, dining, and living room area. The third floor offers three comfortable bedrooms and 2 full bathroom. The master bedroom has an en-suite with a shower. Escape the city hustle without sacrificing convenience and enjoy the refreshing prairie air in this idyllic townhome.