



GRASSROOTS
REALTY GROUP

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**709 Hampshire Way NE
High River, Alberta**

MLS # A2219707



\$559,900

Division:	Hampton Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt

Basement: Finished, Full

Exterior: Other, Stone

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Inclusions: shed, gazebo, master armoire, basement amp, barrel planters

Great family home located in Hampton Hills High River. South facing rear pie shaped lot. Functional floor plan, main floor family room with fireplace, bright kitchen and nook with door onto large rear deck with gas line, 3 good size bedrooms up, large master/primary with 5pce ensuite. Den/Office located upstairs. All upper windows are tinted for extra heat and UV protection. Basement is developed with rec room and 2pce bath (can easily be converted to 3pce). Built in sound system in basement including amp, large full opening windows Central A/C. Rear yard is large could easily accommodate a second garage and or RV parking.