



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

47 High Ridge Crescent NW
High River, Alberta

MLS # A2226767



\$536,641

Division:	Highwood Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,434 sq.ft.	Age:	2004 (21 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TND
Utilities:	-

Inclusions: n/a

Welcome to this charming 2600 sq + ft of fully finished space on a quiet, street. The main level boasts 3 bedrooms with hardwood floors, vaulted ceilings, and a bright living room featuring soothing fireplace and a stunning floor-to-ceiling bay window that fills the space with natural light. The enormous oak kitchen comes complete with a sunny breakfast nook and pantry, vinyl plank floor making meal times a delight. The spacious master bedroom offers his and hers sinks and a generous walk-in closet, while two additional bedrooms and a full bathroom complete the main floor. With convenient full laundry hook-ups on both the main level and in the finished basement, your options are endless. Downstairs, the expansive basement provides 3 extra bedrooms, another bathroom, a cozy rec room with a fireplace, and a dedicated laundry room with storage. Perfectly located close to schools and a spray park, this home is a must-see for anyone looking for style, space, and convenience. 24hr notice required for showings .