



GRASSROOTS
REALTY GROUP

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39 Sunrise Crescent NE
High River, Alberta

MLS # A2237548



\$479,000

Division:	Sunrise Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions:	N/A
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****Welcome to Your Dream Home at 39 Sunrise Crescent!**** Nestled in the vibrant community of Sunrise Meadows, this delightful two-storey residence has everything you need for a life of comfort and modern convenience. With 4 spacious bedrooms and 3.5 bathrooms, this single-family home is tailor-made for growing families seeking room to thrive. As you step inside, you'll immediately be captivated by the bright and airy ambiance, highlighted by new laminate flooring that flows throughout the main living areas. The open concept design seamlessly connects the kitchen and living room, featuring a center island that's perfect for entertaining friends or enjoying everyday family meals. Venture upstairs to discover your serene primary bedroom, with a ensuite bathroom. Two additional well-appointed bedrooms share a stylish full bath, making this space both functional and inviting. The finished basement is a versatile haven, ready to become your rec-room, media zone, or home gym, bedroom or office and with full bathroom offer flexibility to accommodate your lifestyle. You'll love the convenience of being just a short walk away from Holy Spirit Elementary, lush parks, and scenic walking trails. With quick access to Hwy 2 and nearby shopping options like No Frills, Canadian Tire, and Dollarama, this charming home is perfectly situated in a safe and family-friendly crescent within an established neighborhood. Don't miss the opportunity to make 39 Sunrise Crescent your forever home!