



**GRASSROOTS**  
REALTY GROUP

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**820 Hampshire Crescent NE  
High River, Alberta**

**MLS # A2239853**



**\$619,900**

<b>Division:</b>	Hampton Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** None

Welcome to Hampton Hills in High River. This well-maintained 4-bedroom, 2.5-bath home, built by Timber Creek Homes in 2021 offers over 2170 square feet of developed living space with 9-foot ceilings on both the main floor and basement family room. Step inside to a bright and open-concept layout, where the spacious living and dining areas flow seamlessly into a modern kitchen. The kitchen features ample cabinetry, a large island with quartz countertops, and stylish finishes-perfect for both everyday living and entertaining. A convenient 2-piece powder room completes the main level. Upstairs you'll find a generous primary bedroom with a walk-in closet and a 4-piece ensuite, along with two additional spacious bedrooms and another 4-piece bathroom off the hallway. The partially finished basement includes a cozy family room and a fourth bedroom. A bathroom with tub is partially finished -offering the new owner the opportunity to finish it to their taste. There's also potential for a future laundry area or a den/flex room - ideal for a gym or home office. Additional features include a double attached garage, a finished deck, and low-maintenance landscaping in both the front and backyard. Located in a quiet community close to schools, parks, and shopping, this home is perfect for families or investors. Don't miss out-book your showing today!