



GRASSROOTS
REALTY GROUP

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

MLS # A2242485



\$649,000

Division:	Hampton Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,290 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Inclusions: Shed, Vacuum System and Attachments, Umbrella On Back Deck

Very nice family home located on a large corner lot. This fully developed two storey home has a spacious and functional floor plan that is conducive to all families. The front office is a great room to capture lots of natural lighting and opens to the front entranceway. The living room is complimented with a stone fireplace and has easy flow to the kitchen and dining area. The walk through pantry, main floor laundry and oversized island really help display the many features found within this home. The three spacious bedrooms, large family room and three and a half bathrooms makes this a great home to raise your family. The primary bedroom and ensuite is a welcoming evening retreat. With the fully developed basement featuring in-floor heating and double attached garage - this home is definitely an asset to all families. The large yard has RV parking, privacy fencing and a garden shed making the outdoor living space a truly enjoyable space. Close to schools and shopping - the location is amazing. A beautiful home with tremendous value.