



**GRASSROOTS**  
REALTY GROUP

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

**609 Lineham Acres Drive NW**  
**High River, Alberta**

**MLS # A2243296**



**\$499,000**

<b>Division:</b>	Lineham Acres		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, On Golf Course, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stucco	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Pantry, See Remarks, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to 609 Lineham Acres Drive, an exciting opportunity to own a beautifully maintained, semi-detached bungalow in one of High River's most desirable neighborhoods with no condo fees. This home is ideal for anyone seeking the ease of low-maintenance living, the functionality of a single-family layout, and a location that offers both peace and accessibility. With three spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed floor plan, this move-in-ready home checks every box. From the moment you arrive, you'll appreciate the home's timeless curb appeal. Step inside to discover a bright and welcoming interior that blends modern comfort with warm, classic design. The main floor features durable hard-surface flooring and the open-concept living/dining area is anchored by a cozy gas fireplace, complemented by custom built-in cabinetry, offering both charm and functionality. The kitchen is filled with natural light and features ample cabinetry, new stainless steel appliances, a designated breakfast nook, and direct access to a private patio. Enjoy your morning coffee or an evening glass of wine while taking in views of the beautifully maintained yard, with no neighbours behind and the golf course just beyond. This outdoor space is ideal for those who love to entertain, or simply soak up the southern exposure sun in privacy. One of the standout features of this home is the well-designed master bedroom layout. This primary suite serves as a relaxing retreat, a spacious ensuite bathroom with an upgraded walk-in tub, and direct access to your 2nd bedroom or office - ideal for guests or as a home office, offering plenty of flexibility for your lifestyle. Head downstairs to the fully finished basement, where you'll find a third bedroom with a large walk-in closet, making it an excellent private space for guests, older children, or extended family. A full bathroom, a

generous recreation area, and plenty of storage space round out this well-utilized lower level. Additional highlights include main floor laundry, a double attached garage, and multiple storage options throughout. Located just minutes from Highwood Golf Course, walking paths, parks and shopping amenities, this home is ideal for a first-time buyer entering the market, or a family needing flexible living areas. Don't miss out on this incredible opportunity to make this your new home. Schedule your private showing today and come see for yourself why this property stands out in today's market!