



GRASSROOTS
REALTY GROUP

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1025 5 Street SW
High River, Alberta

MLS # A2243718



\$780,000

Division:	Old Rodeo Grounds		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,857 sq.ft.	Age:	1968 (57 yrs old)
Beds:	5	Baths:	3
Garage:	Covered, Double Garage Detached, Driveway		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, No Neighbours Behind,		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s)		
Inclusions:	N/A		

Nestled in a prime SW location, this fully finished 1,857 sq ft bungalow sits on a beautifully landscaped double lot, spanning over 13,000 sq ft. As you enter, you're greeted by a spacious foyer that leads into a generous living room, offering serene views of the backyard and featuring an original wood-burning fireplace with a gas insert. The open-concept kitchen (22' x 18') is a chef's dream, with granite countertops, custom cabinetry reaching the ceiling, a large island, and a dumbwaiter to the basement hidden behind a discreet push panel. This level also boasts real hardwood floors, a 4-piece bathroom, and three bedrooms, including the 18' x 11' primary suite with a 3-piece ensuite. The basement is a cozy retreat with maple wood paneling, two additional bedrooms, a den, a massive rec room with another fireplace, and a 3-piece bathroom. There's direct access from a side door, and with proper town approval and permits, this space has excellent suite potential. The mature landscaping and stunning southwest-facing views from the backyard and porch are simply unmatched. Additional highlights of this family-friendly home include two sun tubes, on-demand hot water, individual high-efficiency furnaces for each level, and several newer windows. You'll also find a covered carport and a detached, heated, and insulated garage. If you're seeking a combination of prime location, breathtaking views, and complete privacy, this is the perfect home for you. Be sure to check out the interactive 3D tour and floor plans via the multimedia tab!