



GRASSROOTS
REALTY GROUP

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

MLS # A2244117



\$619,900

Division:	Hampton Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,304 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Street Lighting		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Unfinished, Walk-Up To Grade

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Inclusions: Floating shelving

Welcome to your dream family home! This stunning 2,304 sq ft residence offers spacious living with oversized rooms and a smart, functional layout. The kitchen features an extra-large island, granite countertops, upgraded lighting, and plenty of space for cooking and gathering. Enjoy three generous bedrooms, 2.5 bathrooms, a large bonus room, and a main floor office perfect for working from home. The bright basement includes three daylight windows, a separate side entrance, bathroom rough-in, and is already framed—ready for future development. High-end finishes throughout include engineered hardwood floors, marble tile, and a grand two-storey front entry that makes a lasting impression. The sunny west-facing backyard includes a deck for relaxing or entertaining, and the heated garage with a natural gas forced-air furnace adds year-round comfort. This beautifully designed home has it all—space, style, and quality.