



GRASSROOTS
REALTY GROUP

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42 Sunrise Place NE
High River, Alberta

MLS # A2244257



\$399,900

Division:	Sunrise Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,070 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Gazebo, Landscaped, Underground Sprinklers		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	TND
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island		

Inclusions: Shelves in the garage

If you are looking for maintenance free living in a friendly adult community then this is the perfect home for you! There's so much you will love about this home, including the fact that everything is conveniently located on one level! The front courtyard is so appealing and the perfect place for all your potted flowers and herbs! You will appreciate the spacious front entry, the front den which features extra large windows and all the storage space in the laundry/furnace room as well as storage in the garage. The kitchen features a large island, extra cabinets, granite counters and newer appliances. The south facing dining/living area is bright and leads out to the deck area which is the perfect place to sit out and relax with your morning coffee. The master bedroom comes with a walk in closet and 4 pc ensuite. The in-floor heat is amazing in the cooler weather, the hot water on demand is so convenient and the single detached garage comes with overhead shelving so lots of room for those things you do not need everyday. When you buy this property you are not only buying a home but the care free lifestyle you have always wanted!