



GRASSROOTS
REALTY GROUP

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**404 Prairie Sound Circle NW
High River, Alberta**

MLS # A2245141



\$379,000

Division:	Highwood Lake		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,255 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	NCD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

One-of-a-Kind Home in Immaculate Condition! This beautifully maintained 3 bedroom, 3.5 bathroom home is truly one of a kind. The charming front veranda spans the width of the home and overlooks a spacious, tree-lined yard filled with mature landscaping—perfect for enjoying morning coffee or evening relaxation. Inside, you're welcomed by gleaming hardwood floors and an open-concept layout. The bright kitchen features classic white cabinetry, ample counter space, and plenty of storage. Upstairs, you'll find two generous bedrooms, each with its own 4-piece ensuite—ideal for privacy and convenience. A dedicated laundry room on the upper level adds to the practicality. The fully finished basement includes a third bedroom, a cozy family room, and another full 4-piece bathroom, offering plenty of space for guests or extended family. A single attached garage completes the package, providing extra value and storage. Don't miss out—call today to schedule your private viewing of this exceptional home!