



GRASSROOTS
REALTY GROUP

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116 Baker Creek Drive SW
High River, Alberta

MLS # A2245177



\$399,900

Division:	McLaughlin Meadows		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,154 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Close to Clubhouse, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 534
LLD:	-
Zoning:	TND
Utilities:	-

Inclusions: -NONE-

Welcome Home to Baker Creek Village, where comfort meets quiet country charm! This beautifully maintained bungalow offers over 2180 sq ft of total developed living space, complete with a double attached garage and with direct access to peaceful green space and walking paths. Inside, you'll find a bright, open-concept main floor. Vaulted ceilings, a skylight, and large windows fill the space with an abundance of natural light. The kitchen flows seamlessly into the dining and living areas—perfect for everyday living and entertaining. The main level features a primary bedroom, a second bedroom/den, a 3-piece bathroom, and convenient main-floor laundry as well as additional laundry in the basement. Downstairs, enjoy the spacious family/rec room, a third bedroom, a 4-piece bathroom, and a flex/storage room. Step outside to an east-facing back deck and enjoy the serene surroundings—birds, deer, and fresh country air await. The inviting front porch, ample visitor parking, and end unit location make this home even more desirable. Quiet small-town adult living just minutes from amenities—this is the one you've been waiting for! Don't miss out—book your private showing today!