



**GRASSROOTS**  
REALTY GROUP

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## 3 Stonehouse Crescent NW High River, Alberta

**MLS # A2247098**



**\$320,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 249
<b>LLD:</b>	-
<b>Zoning:</b>	TND
<b>Utilities:</b>	-

**Inclusions:** N/A

3 bedroom, 1 full bathroom, 1 half bathroom townhome in the serene community of High River, offering a perfect blend of modern living and natural beauty. This 3 story home features a single garage and driveway for convenient parking. The ground floor boasts a bright office, tons of storage and a half bathroom. The open concept second floor is perfect for entertaining and living, with a spacious kitchen, dining, and living room area. The third floor offers two comfortable bedrooms. Escape the city hustle without sacrificing convenience and enjoy the refreshing prairie air in this idyllic townhome.