



GRASSROOTS
REALTY GROUP

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

MLS # A2247873



\$569,000

Division:	Hampton Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,565 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: pergolas on deck

OPEN HOUSE SUNDAY SEPTEMBER 14TH FROM 1:00 - 3:00. Welcome to your home in the desirable Hampton Hills Community of High River. This beautifully designed 2 - Story, detached home (built in 2021) offers 3 bedrooms , 2.5 baths , BONUS ROOM up and approximately 1,579 square feet of open-concept living space. As you enter, you'll be greeted by a bright kitchen featuring a convenient quartz island, flowing into the dining area and cozy living room anchored by a gas fireplace . Step down slightly to a landing with laundry, a powder room, and direct access to the double garage and basement. Upstairs, a vaulted bonus room awaits alongside three bedrooms and two full washrooms - perfect for families or flexible living. The full unfinished basement provides endless possibilities for customization, lets not forget the private deck for you to unwind outdoors. Located close to schools , parks, and shopping, this home combines modern comfort with exceptional convenience