



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

316 Lineham Acres Drive NW
High River, Alberta

MLS # A2247957



\$729,000

Division:	Lineham Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,460 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	Solar panels (owned), Curtains/drapes		

GORGEOUS OVERSIZED LOT BACKING ONTO NATURAL DISTRICT, VAULTED CEILING, open concept plan with 2700SQFT+ of living area, five bedrooms, main floor den, WALK-OUT BASEMENT & truly, this bilevel bungalow checks them all! Step inside (click 3D for virtual walkthrough), and you will fall in love with this home's warm ambiance and beautiful setting. MAIN LEVEL features stunning open concept kitchen with pantry and island, living room with corner fireplace, dining area overlooking back yard, primary bedroom with ensuite bathroom and walk-in closet, and second bedroom plus full bathroom. ENTRY LEVEL a few steps down features home office to one side. LOWER LEVEL features spacious layout, huge windows that flood this space with natural light, in-floor heating, large recreation room, three more bedrooms and full bathroom. All in, this home offers an impressive 5 bedrooms, 1 den, plus 3 full bathrooms. OVERSIZED (21' x 24') DOUBLE GARAGE is insulated, drywalled and heated (gas). THEN THERE IS THIS HOME'S BACK YARD PARADISE & oh my, truly a private oasis within a nature reserve, and nearly double the size of most lots in town. Lot backs onto designated natural area and offers plenty of room and privacy for endless hours of outdoor relaxation and fun in the summer, and room for skating rink in winter. Did we mention AC, solar panels that have essentially eliminated electric bills for sellers, and new hot water tank? If you are looking for a spacious bungalow in perfect serene setting, then this is the one!!
RECENT UPDATES: solar panels \$26K (2024), new hot water heater \$5K (2024), new paint throughout (2025)