



**GRASSROOTS**  
REALTY GROUP

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**300 De Foras Close NW**  
**High River, Alberta**

**MLS # A2248104**



**\$410,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Fan-ceiling, Hood Fan, Vacuum System,

Open House Friday Aug 15 from 3-6PM Wonderful adult-only villa in a desirable location. This home offers an open concept layout with vaulted ceilings, large windows, and maple hardwood floors. The bright white kitchen has a large peninsula with a raised breakfast bar and opens to the dining area, which has access to the back deck. The living room features a gas fireplace, and there are two bedrooms on the main level along with a single attached garage. The finished lower level includes another bathroom and two spacious rooms that can be used as additional living space or bedrooms. Polo park is a lovely complex with low monthly fees and a welcoming community, close to the Highwood golf course and happy trails walking paths. This home is located close to visitor parking.