



GRASSROOTS
REALTY GROUP

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315 De Foras Close NW
High River, Alberta

MLS # A2248124



\$449,900

Division:	High River Golf Course		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,075 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, Open Floorplan, Recreation Facilities, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this De Foras Close Villa, with double attached garage Located in Polo Park. The main level of this home has vaulted ceilings, a bright, spacious and open concept design, with lots of windows and a ton of natural light. A large primary bedroom with a cheater ensuite, and walk in closet, as well as a great office/den. The kitchen has lots of cabinet and counter space, as well as an eating bar. There is a fantastic dinning space, and you can cozy up in the living room, in front of your natural gas fireplace. The basement is finished with a second bathroom and makes a great family/rec/hobby room and has plenty of space for all your family and friends. An added bonus is the covered SE facing back deck, that gets the warmth of the sun in the morning and the shade on a hot summer afternoon.