



GRASSROOTS
REALTY GROUP

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

402 Eagleview Place NW
High River, Alberta

MLS # A2250411



\$323,000

Division:	Eagleview Estates		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,426 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry		

Inclusions: N/A

Welcome home to this wonderful 3-bedroom townhome in the community of Eagle View Estate that have low condo fees. The open concept main floor has a large front entrance, a spacious living room to read a book, watch tv or entertain. The dining area leads you to the fenced backyard with new deck that is great for relaxing, having plants or to bbq. The kitchen has the perfect amount of counter and cupboard space with a window over the sink and a corner pantry. The 2pce bathroom finishes the main floor. The upper level has three bedrooms including a large walk-in closet in the primary bedroom. A full bath with a door to the hallway, and a door to the primary bedroom is a nice convenient feature. The undeveloped basement provides plenty of room for your ideas to develop, whether it's a playroom, an extra space to "wind down", home gym, or storage area. With 2 assigned parking stalls this home is in a perfect location to get to Shopping, Schools, Parks, Walking Paths, George Lane Park, Recreation Center, Hospital, Medical/Dental Centers, Wales Theatre, "Take-Out", Golf, and a short drive to the, Drive-In Theatre/Rodeo Grounds and so much more. 25(ish) minutes to Calgary and 20(ish)minutes to Okotoks.