



GRASSROOTS
REALTY GROUP

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701 19 Street SE
High River, Alberta

MLS # A2251992



\$587,000

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,350 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Central, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Inclusions: Cabinet in the Library, TV mounts, Shed, A/C, Cabinets in the sunroom, both TV's, bed in basement, fridge in bar area, ceiling fans, lawn mower and snow blower.

Welcome to this bright, spacious 4bdrm, 3 bath bungalow with over 2600 sq ft living space. Ideally located in a quiet, family-friendly neighborhood close to schools, parks and amenities. The main floor offers a bright, open layout with 3 bdrms, 2 full baths and main floor laundry. The sunken living room is perfect for movie nights while the kitchen caters to the chef offering oak cabinetry, S/S appliances and plenty of counter and cupboard space to be had. Just off the functional kitchen is a generous sized enclosed porch perfect for enjoying your morning coffee or entertaining guests and family. The fully finished basement below features a lighted staircase, a large entertainment area with a wet bar perfect for large gatherings or family game night. The large 4th bdrm with a full 3pc bath is perfect for overnight guests or extended family. There is plenty of space to set up a hobby room as well as a library with plenty of storage space already added. Enjoy outdoor living and gardening with the generous fenced backyard with plenty of space for your holiday trailer/RV and a good sized shed for all your outdoor toys and tools. Take advantage of the 22' X 24" garage with plenty of shelving and storage to be found with easy access into the main boot room / laundry room. Need a lift? This garage can accommodate, offering high ceilings, perfect for the car enthusiast! This bright and spacious home is perfect for growing families, entertainers or multi-generational living. Commuting to Calgary? This home is just a short drive to highway 2 offering easy access. This home has so much to offer it is a must see to appreciate!