



GRASSROOTS
REALTY GROUP

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

1607 Sunshine Close SE
High River, Alberta

MLS # A2256927



\$599,000

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,343 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Irregular Lot, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this stunning, fully finished bungalow on Sunshine Close, a quiet cul-de-sac in SE High River. This home is perfectly situated near the lake, walking paths, schools, and playgrounds. Inside you'll love this unique and very functional layout, with soaring vaulted ceilings, and huge SW facing windows creating a bright and airy atmosphere. The spacious kitchen features custom wood cabinetry, a central island, and a breakfast bar with ample space for 4. The living room is a perfect spot for cozy evenings, anchored by a stunning stone-surround fireplace. The main floor also includes a versatile space off the front entrance which would be perfect for a home office or 3 rd bedroom. You'll love the main floor laundry room, second bedroom and full bathroom. The primary suite includes a walk-in closet and a private four-piece ensuite. Downstairs, the fully finished basement offers even more living space, with a generous family room, 2 additional bedrooms and a three-piece bathroom. The large backyard with back alley access even has RV parking! The neighbours are wonderful and the location is perfect. Let's go see it!