



GRASSROOTS
REALTY GROUP

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211 Lineham Acres Close NW High River, Alberta

MLS # A2260340



\$699,000

Division:	Lineham Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,430 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island		

Inclusions: Shed, window coverings, TV mounts, 2nd refrigerator in basement, garage door opener & remote(s), reverse osmosis (as is - never used by current owner)

This beautifully maintained walk-out bungalow offers 5 bedrooms, 3 bathrooms, and 2755 sq. ft. of living space designed for both family living and entertaining. The main level welcomes you with vaulted ceilings, fresh paint (2021), and a thoughtful layout that includes a bright living area, 3 bedrooms, main floor laundry, and updated hardwood flowing from the kitchen into the hallway. The fully finished walk-out level has 2 bedrooms, 1 bathroom, a spacious family room with a cozy fireplace, and plenty of storage. Outdoors, enjoy multiple spaces to relax or host — a front deck/patio for morning coffee, a rear deck overlooking green space, a walk-out patio, and a fire pit area. Additional highlights include a double attached garage, central A/C, and a quiet cul-de-sac location. With its blend of comfort, updates, and inviting outdoor living, this home is ready to welcome its next owners.