



GRASSROOTS
REALTY GROUP

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1021 14 Street SE
High River, Alberta

MLS # A2260698



\$560,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,143 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Storage, Track Lighting, Vinyl Windows		

Inclusions: Gazebos (2)

This home is ideal for a large family located in the heart of High River. A 4-Level Split with 5 BDRM | 2 Full Baths | Large Kitchen | Spacious Living Room | Flex Room | Nice Size Garage | Large West Facing Backyard. The front entrance is very inviting with it's amazing HARDWOOD FLOORS on main. Here we have a spacious living room for gatherings or family game night. The Wood fireplace has been inspected and cleaned yearly. On a frosty winter night enjoy the warmth and the sounds of crackling wood. GOLDEN OAK CABINETRY for all your special dishes or your favourite snacks. Lots of counterspace to prepare for a huge family gathering. All stainless-steel appliances with a newer refrigerator. Bright NEW PATIO DOORS with NEW SIDE WINDOWS for extra natural light. Throughout the home many of the light fixtures have been upgraded. Some new vinyl windows. Let us head-up to the upper floor where you will find a 4-piece bathroom that connects to the primary bedroom. The primary bedroom is spacious and has a walk-in closet. Luxury Vinyl Plank flooring on upper level and 3rd level. Also, on this level you will find two other nice sized bedrooms. Now let us make our way to the 3rd level where you will find a 3-piece bathroom, laundry room with plenty of space, access to the garage. Plus, two more additional bedrooms if you desired. Wait there is more we have our 4th level where you will find the utility room that connects to a crawl space for that extra storage. That is right extra storage. We are not done yet; you will also find a family room for movie night or great for sleepovers. Surprise there is an additional FLEX ROOM! The basement has carpet flooring in the family room and flex room. Ideal garage as you have two outside man doors as well as access from the 3rd level. "MAN CAVE"! For those who love to garden look no

further! Great gardening beds for vegetables or flowers! Enjoy your summers under the gazebos and watch all the beautiful birds while smelling the aroma of the flowers. Your new home awaits you! Book a Showing today!