



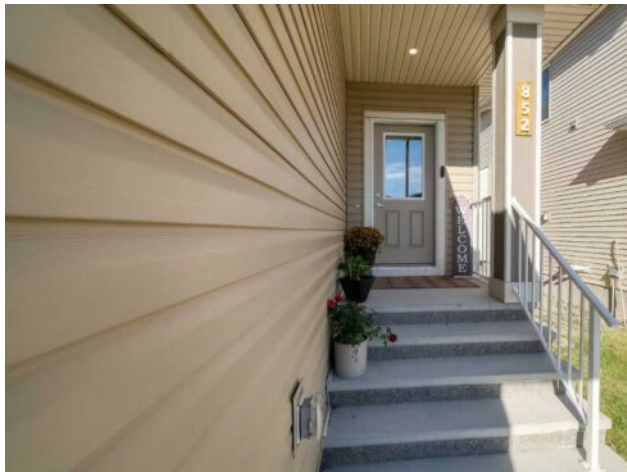
GRASSROOTS
REALTY GROUP

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

**852 Hampshire Crescent NE
High River, Alberta**

MLS # A2269411

\$609,900



Division:	Hampton Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,642 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas, See Remarks, Wood	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Clean, clean, clean home that is bright, welcoming and fully finished. This Timber Creek built home has 4 bedrooms, 3.5 bathrooms, high ceilings and flows seamlessly throughout. The main floor has an open concept kitchen/living room. The kitchen has stainless steel appliances, which include a gas stove, tons of counter space with quartz counter tops, cabinets and room to entertain. The living room has a large window that will give you all the natural light you would desire and, in the winter, snuggle by the wood fireplace, read a book, watch tv or meditate. Upstairs, the east-facing primary bedroom features an electric fireplace, walk-in closet, 4-piece ensuite with tile flooring and quartz counters. The laundry room on the upper level adds to the everyday convenience. The 2nd and 3rd bedrooms finish the upper level. Downstairs, the finished basement has another family room, the 4th bedroom, 4 pce bath and a large utility/storage room. Enjoy Tankless hot water heater and a separate entrance to the basement. High River is a fantastic place to live, easy travels 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.