



**GRASSROOTS**  
REALTY GROUP

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**1102 Prairie Sound Circle NW  
High River, Alberta**

**MLS # A2272743**



**\$329,900**

<b>Division:</b>	Highwood Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,366 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	NCD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** portable air conditioner, two TV wall mount brackets

Three bedroom 1365 square foot townhouse conveniently located in Prairie Sound. This family home is in excellent condition, exceptional value and move-in ready. It has an open-concept main level with a large living room, spacious dining area, a well-appointed kitchen, an east facing deck, and 2-piece powder room. Upstairs there are three bedrooms, laundry, a main 4-piece bathroom and a full ensuite off the primary bedroom. The lower level has a flex room that's perfect for an exercise area, play room, or media room and an attached garage that is extra big, and includes a large heated storage area. This home is located within a block of a grades 7 & 12 school, a beautiful park with a lake, a neighbourhood convenience store, and has plenty off street parking. Click the multimedia tab for an interactive virtual 3D tour.