

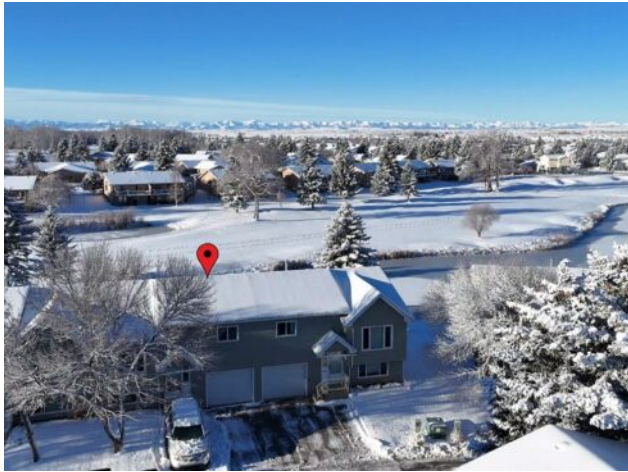


GRASSROOTS
REALTY GROUP

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145 Fairway View NW
High River, Alberta

MLS # A2272821



\$349,900

Division:	NONE		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	934 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Oversized, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Deep Freezer

Backing directly onto the gorgeous Highwood Golf Course, you'll be hard pressed to find a better location for a 3-bedroom townhouse at this price. With no neighbours behind, this sunny, SW exposed unit features an oversized single attached garage, and a walkout basement. There's been updates throughout the home including brand new carpet, vinyl plank flooring, bathtub, and toilets as well as new appliances. The primary bedroom is a good size and just a few steps away from your main living space. As mentioned, the walkout basement has its own entry, covered patio, 3rd bedroom, a 4-pc bathroom, and laundry room. You'll love the gas fireplace down here, and it doesn't feel like a basement at all. With vinyl windows, a high efficient furnace and vacuflo with hoses and attachments this home has everything you'll need. Quick access to everything in town, as well as quick access to Okotoks, Calgary or west to the mountains. We're happy to accommodate, so please book a showing today and come see it for yourself!