



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2274048**



**\$319,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Enclosed, Garage Door Opener, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to 805 Prairie Sound Circle! A fantastic south facing, 2 bedroom 2.5 bath, 2 storey town home with single attached garage, located in the NW of High River. The main level of this home has a great layout with an open floor plan and is home to a generous front entry, living room, dining room and kitchen area with breakfast nook. There is also a 2pc bathroom and access to a perfect little balcony off of the kitchen/breakfast nook, making morning coffees, afternoon drinks or pulling things off of the grill a breeze. The upper level is home to the primary bedroom, with a 4pc en-suite bath and a walk in closet, as well a second bedroom with a 3pc en-suite and walk in closet, laundry room, linen closet and a great flex space, perfect for an office/study or what ever you can dream up. The basement is partially finished and makes a great place for a gym/work out space or a hobby room. The single attached garage is a great space for the any car enthusiast, with glow in the dark epoxy floors, finished walls and ceilings with tons of extra lighting. It also has a storage room off to the side, perfect for tire storage etc... and is home to the water softener. Can this property get any better!? Yes it can! They say location, location, location... Well this property is an outside unit, with street parking on High Park Blvd! Sharing the same street with executive bungalows at a fraction of the cost, as well as enjoying High Wood Lake and walk paths right across the street!! This property is also located close to a school, play ground, park, water park, pump tack, community gardens and amenities. It also has easy access to Hwy 2 making a commute in any direction an easy start to the morning. A great property that can accommodate all walks and stages of life at a price that cant be beat!! Book your showing and secure this gem before its gone!

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