



GRASSROOTS
REALTY GROUP

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

729 Hampton Hills Drive NE
High River, Alberta

MLS # A2276415



\$569,900

Division:	Hampton Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

This 1487 sq ft family home is fully developed over 3 levels and is located on a quiet, no-through road. The private backyard is an absolute oasis with its high-end hot tub that has been built into the deck with privacy fencing around it, and a large grassy/garden area. The main level has a bright, functional kitchen with quartz counters, plenty of cabinets, island/eating bar combo, stainless steel appliances, and spacious corner pantry. Off the kitchen is a dining area and the cozy living room that has large windows and an eye-catching fireplace with white stone surround and built-in features. This level also has a 2-piece washroom and laundry room. On the second level is a large bonus room that is completely separated from the bedrooms, perfect for a home office or hosting movie night. There are 2 guest rooms, a 4-piece washroom, and the primary bedroom with 4-piece ensuite. In the fully developed basement is a 13x11' recreation room, large bedroom, 3-piece washroom, and plenty of storage space. Extras in this home include alley access and the double attached garage is insulated with 220v wiring. This home has a lot to offer, and is ready for a new family to call it home! Please click the multimedia tab for an interactive 3D tour, additional photos, and floor plans.