



GRASSROOTS
REALTY GROUP

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321 De Foras Close NW
High River, Alberta

MLS # A2280036



\$504,900

Division:	High River Golf Course		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	984 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Close to Clubhouse, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, Sump Pump(s)

Inclusions: Flat screen T.V above fireplace is also included, and other furniture items may be negotiable.

Welcome to this beautifully renovated, fully developed, move-in-ready bungalow villa in the highly sought-after 55+ community of Polo Park in High River, just moments from the Highwood Golf Course and clubhouse. Offering over 1,800 sq. ft. of thoughtfully finished living space and approximately \$200,000 in upgrades, this 2+1 bedroom, 2.5 bathroom home with a finished single-car garage blends upscale comfort with effortless living. The bright, open main floor showcases vaulted ceilings, and a stunning chef-inspired kitchen featuring elegant quartz countertops, soft-close cabinetry, abundant storage, and premium appliances including a KitchenAid stove, Bosch dishwasher, and LG refrigerator — perfectly designed for both everyday living and stylish entertaining. Extensive upgrades include new doors and windows, luxury vinyl plank flooring throughout, knockdown ceilings on the main level, custom wrought-iron railing, and a new garage door. The roof was replaced in 2020. Comfort is elevated with central air conditioning, central vacuum, a Lennox furnace (2014), and a new hot water tank (2023). Additional highlights such as Phantom screens, California Closets, a GE washer and dryer, a water softener & Reverse Osmosis system add convenience and refined functionality. A rare opportunity to own a turnkey bungalow in High River’s desirable golf course community.