



**GRASSROOTS**  
REALTY GROUP

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**43 Sunrise Crescent NE**  
**High River, Alberta**

**MLS # A2281566**



**\$439,900**

<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,466 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Pie Shaped Lot		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Other

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TND

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained single detached family home located in the highly sought-after, family-friendly community of Sunrise Meadows. Nestled on a large pie-shaped lot (frontage: 4.25 depth: 38.72 and 34.01), this property boasts an expansive backyard—perfect for kids, pets, and entertaining. With over 1,400 sq ft of thoughtfully designed living space, this inviting 2-storey home features an open-concept main floor that seamlessly connects the dining and living areas, ideal for family gatherings and everyday living. The attached single garage adds convenience and additional storage. Upstairs, you’ll find three spacious bedrooms, including a primary suite complete with a private 4-piece ensuite. An additional 4-piece bathroom serves the remaining bedrooms, making this a perfect setup for growing families. The undeveloped basement offers a blank canvas to customize and expand your living space—whether it’s a home gym, office, or rec room, the possibilities are endless. Conveniently located just 5 minutes from grocery stores, restaurants, schools, and parks, this home offers the perfect blend of comfort and convenience. Don’t miss your chance to own in Sunrise Meadows!