



**912 Riverside Drive NW
High River, Alberta**

MLS # A2292358



\$544,900

Division:	High River Golf Course		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,300 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

This 1300 sq ft villa has a unique and open floor plan and has an incredible view of the golf course with zero chance of balls! Kept in meticulous shape, this home has much to offer. The main level is bright and open with vaulted ceilings and natural light throughout. A spacious and functional kitchen with granite counters and an eating bar faces the sunny living room that has large windows overlooking the golf course. This level also has a main floor office, renovated guest washroom with a walk-in shower, laundry, and the 15' x 15' primary bedroom. Off the living room is an extended and covered deck that offers incredible east-facing golf course views of nature, deer, and the change of seasons. The basement is incredibly functional with large daylight windows, a large rec room that has a gorgeous fireplace and bar, two bedrooms plus an office or flex space, 4-piece washroom, and plenty of storage. Extras in this home include central air conditioning and a new hot water tank. With the perfect combination of west exposure and an east-facing backyard with no chance of golf balls, this home offers views and serenity that you will not get tired of. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.