



**417 Lineham Acres Drive NW
High River, Alberta**

MLS # A2293963



\$555,000

Division:	Lineham Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,559 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

|| OPEN HOUSE SATURDAY MARCH 28 1:00 - 3:00 pm || Welcome to 417 Lineham Acres — a wonderful family home backing onto peaceful green space and located within easy walking distance of the Highwood 27-hole Golf Course. This bright and inviting property offers a functional layout designed with family living in mind, featuring spacious living areas and large windows that fill the home with natural light while overlooking the beautifully treed backyard. The main floor provides comfortable spaces for everyday family life and entertaining, with a welcoming living area, dining space, and a practical kitchen with plenty of cabinetry and workspace. Whether you're preparing meals, helping with homework, or hosting gatherings, the layout creates a warm and connected atmosphere. Upstairs, the second level features three well-sized bedrooms, including a primary retreat complete with its own private ensuite bathroom. A full family bathroom serves the additional bedrooms, making this level ideal for growing families. The fully finished walk-out basement adds valuable extra living space — perfect for a recreation room, play area for kids, home gym, or movie nights. With direct access to the backyard, it creates a great extension of the home's living space. Step outside to enjoy the private South facing backyard that backs onto tranquil green space, offering room for kids to play and a peaceful setting to relax. The new deck (2025) provides the perfect spot for family barbecues and outdoor gatherings. The property also includes an attached garage and ample driveway parking. Recent professional upgrades make this home truly move-in ready, including a new roof, home humidifier, and water softener (2023), new flooring throughout (2024), a new deck (2025), and a new hot water tank (2026). Conveniently located close to parks, schools, shopping,

and community amenities, this home offers the perfect balance of comfort, space, and family-friendly living.