



**1106 Highland Green View NW
High River, Alberta**

MLS # A2298061



\$609,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,422 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Greenbelt, No Back Lane, Other		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Cork, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TND
Utilities:	-

Inclusions: Hot tub

Welcome to this fully finished 4 bedroom, 3 bathroom walkout bungalow backing onto green space with a playground. This well-designed home offers 2 bedrooms up and 2 down, plus a dedicated office in the basement. The main floor features hardwood flooring and an oversized living room and kitchen area, complete with granite countertops, built-in oven and microwave, and a large island with countertop stove. The primary bedroom includes a spacious 4 piece ensuite, a great sized walk-in closet, and direct access to the full-width rear deck, which is also accessible from the kitchen, creating a great indoor-outdoor flow. The walkout basement opens to a poured concrete patio with a hot tub included, making the backyard space functional and private. This home is equipped with a solar system designed to significantly offset electricity costs, with current usage resulting in minimal to no power bills (details available). A great opportunity in a family-friendly location with direct access to green space.