



**906 Hampshire Way NE
High River, Alberta**

MLS # A2144748



\$664,900

Division:	Hampton Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

2 PRIMARY BEDROOMS with Ensuites!!! SEPARATE BASEMENT ENTRANCE to build your basement suite, mortgage helper or in-law suite would be subject to approval and permitting by the city/municipality. Immaculate 4 bed, 4 bath home in High River. This home has it all and then some! This beautiful, nearly 2300 square foot Ishaan Home was built in 2020 and boasts so many upgrades including remaining new home warrantee. Upon entering marvel at the 9ft CEILINGS, and the 8ft TALL DOORS! The kitchen is every chef's dream, offering ceiling height cupboards, a MASSIVE island with ample seating, quartz countertops, built-in stainless steel Whirlpool appliances, gas stove, and a large walk-through pantry with glass door. The main floor also has a large living room with gas fireplace and upgrade heater fan, dining area, flex room with French doors, 2-piece powder room, and a mud room with BUILT in LOCKERS! Large bright windows, ungraded chandeliers and pot lights, and scratch-resistant engineered hardwood flooring complete the main floor. The very large and fully fenced backyard offers a 12x12 deck with natural gas hookup, and a shed. So much space to add a garden, play structure or whatever your heart desires! Upstairs you will find upgraded carpet and under-pad, with a great sized central bonus room, perfect for evenings with the family. You'll love the master retreat, complete with five piece ensuite and enormous jetted tub, stand alone shower with seat, separate water closet, and a very large walk in closet. You'll find a second master bedroom upstairs with MOUNTAIN VIEWS, which is a very rare find; large closet with a three piece ensuite, excellent for an in-law suite or an older child wanting their own space. The upper floor boasts two more great sized bedrooms, as well as another three piece bath, and laundry room! The

huge basement is untouched with high ceilings, big bright windows (one of which is a drywall window), a water softener, Swordfish UV furnace filter, Viqua filtration system, Lifebreath whole home ventilation system, and rough-in for another three piece bath! The basement also has a WALK-UP BASEMENT ENTRANCE; think income potential! Garage is oversized, and is also insulated and drywalled! Minutes to Deerfoot, short commute to Calgary and close to parks, schools and shopping. This gorgeous home is a must-see. Contact to book a showing today!