



938 8 Street SW
High River, Alberta

MLS # A2145490



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,725 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: Garden Shed, Gazebo, Fireplace, Mural

Wonderful opportunity to own an oversized bungalow with many recent upgrades situated in West High River. This home is located on a large lot and features professional landscaping with mature trees and plenty of perennials creating a park like setting, you will not be disappointed. With over 1725 sq ft of living space on the main floor this home boasts many upgrades including new windows, wrap around deck and a updated kitchen showcasing Shaker Cabinets, quartz counter-tops, updated appliances with built-in wall mounted ovens and plenty of cabinet space. Off the kitchen is a spacious dining room with built-in cabinets, hardwood floors and plenty of natural light. The hardwood floors transition and draw you into the warmth of the adjoining living room (19 x 13) offering another great space to relax in featuring a cozy gas fireplace. The primary bedroom is very large and wonderfully located at the back of the house with great views of the amazing yard. The 4 piece ensuite showcases a deep soaker tub, oversized shower, heated floors and more wonderful cabinets. Two additional bedrooms on the main floor are well scaled and are located next to an updated 3pc bathroom. Venture downstairs and find a huge footprint to plan your next opportunity to expand the usage of this house. The front West facing deck measures 36 x 8 and adds to the charm of this home. Detached garage is heated, perfect for the winter months. This home will fit the bill for many needs in today's market. Call today to view this great home.