



GRASSROOTS
REALTY GROUP

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**906 Macleod Trail SW
High River, Alberta**

MLS # A2180608



\$749,500

Division:	McLaughlin Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,550 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	\$5000 appliance allowance		

This 1550 square foot bungalow has a triple garage and is fully finished. It has a great location in the old West End of High River walking distance to downtown, Spitzee School, High River Hospital and the Beachwood Nature Preserve. The main floor is a modern open plan with 9' ceilings, quality LVP flooring, and a big laundry & mudroom. Kitchen finishing includes quartz counters, under-mount sink, countertop lighting, beautiful tilework, and lots of storage space. Deluxe appointments in the master suite include built in cabinetry in the walk-in closet, a large full tiled glass shower and a freestanding soaker tub. The lower level has three bedrooms plus a very large family room with a built-in wet bar. There are many extras including a 16' deck, and two fireplaces. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.