



GRASSROOTS
REALTY GROUP

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37 Stonehouse Crescent NW
High River, Alberta

MLS # A2205063



\$375,000

Division:	Eagleview Estates		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,277 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 249
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub		

Inclusions: N/A

Welcome to Stonehouse – High River Townhomes. This well-kept townhome has a modern look in 1277 sq. ft. of developed living space. It is conveniently located in one of the premier locations in the complex, with no neighbours behind, and close to one of the 2 main entrances. This home with very low condo fees is perfect for a small family or investors. On the entrance level you have 2 options of entry, through the single car garage with driveway or from the sidewalk side with small front yard. This level has a flex room and a half bathroom. Up the newly carpeted stairway to the main level, you will enjoy the open concept layout with dining and living room spaces adjacent, perfect for entertaining guests or family gatherings. A beautiful kitchen with black / stainless steel appliances, quartz countertops, numerous gorgeous cabinets and large island provides plenty of extra counter space. A south side deck is right off the kitchen with gas line and convenient for enjoying the outdoors or BBQing. The upper level has 3 total bedrooms including the primary with walk-in closet. Additionally, there is a dedicated laundry room and full bathroom with soaker tub. High River is a wonderful and safe community. Close to schools, parks, a recreation complex and many amenities close by including a golf course Sobeys, Shoppers Drug Mart, countless restaurants and unique shops located in the historic downtown district. Just minutes's drive to Highway 2 and a short drive from hikes and trails in Kananaskis Country. Schedule your private showing quickly and enjoy the perfect mix of convenience, comfort, and affordability!