



**GRASSROOTS**  
REALTY GROUP

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## 1 Stonehouse Crescent NW High River, Alberta

**MLS # A2209503**



**\$375,000**

<b>Division:</b>	Eagleview Estates		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,488 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Insulated, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Views		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 261
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		
<b>Inclusions:</b>	BBQ on deck		

Beautiful End Unit Townhome with Modern Finishings &ndash; A Prime chance to get into the market or great investment opportunity in High River. Welcome to this bright and modern end-unit townhome in the heart of High River&mdash;where comfort, style, and functionality come together. Perfectly positioned with a south-facing front and an abundance of windows, this home is flooded with natural light and offers Mountain Views from the upper level. Whether you're a first-time buyer, a growing family, or an investor seeking a turnkey opportunity, this property checks all the boxes. Step inside to a spacious entry-level featuring a generous coat closet, a dedicated office space(or could be a 4th bedroom), a convenient half bath, and access to the single attached garage&mdash;plus plenty of storage throughout the home. Upstairs, the open-concept main level boasts 9' ceilings, creating an airy, modern feel. Enjoy the comfort of an ample living space, a dedicated dining area, and a functional kitchen complete with a centre island and flush eating bar, granite countertops throughout, and sleek finishes. The rear upper deck, equipped with a BBQ gas line, offers the perfect spot to relax on in the coming summer days. The upper floor features three generously sized bedrooms, including a sun-filled primary suite with dual closets and a private 4-piece ensuite with a granite countertop. New carpet throughout this level adds a fresh, cozy touch. You'll also find another spacious 4-piece bath and a convenient laundry space just steps from the bedrooms. Whether you're looking to settle in or add to your investment portfolio, this home is a rare find in a well-maintained community. Don't miss your chance to own a beautiful, low-maintenance, modern property.

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