



**1 Stonehouse Crescent NW
High River, Alberta**

MLS # A2209503



\$385,000

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

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

Beautiful End Unit Townhome with Modern Finishings – 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—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—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.