



GRASSROOTS

REALTY GROUP

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**308 Lineham Acres Drive NW
High River, Alberta**

MLS # A2281120



\$655,000

Division:	Lineham Acres		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,605 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: TV Wall mounts, fire pit

Welcome to 308 Lineham Acres NW, High River. Set in a fantastic area with amazing neighbours and a great sense of community, this spacious home screams "opportunity" and is waiting for its next owners. While some work remains, the home offers comfort, functionality, and incredible potential from day one. The main floor features over 1,600 sq ft of well-designed living space with an open-concept layout and a welcoming entryway. At the front of the home, you'll find a versatile office or additional bedroom, ideal for remote work or guests. This flows seamlessly into the spacious kitchen, with updated appliances, a generous dining area, and a cozy living room highlighted by a gas fireplace. The remainder of the main level hosts a large primary bedroom complete with a 4-piece ensuite and a walk-in closet. You'll also appreciate the main-floor laundry and the walk-through pantry just off the kitchen—perfect for those big grocery trips. There is also an additional 2 piece bathroom. Downstairs, the walkout basement offers a large family and entertainment space, three additional bedrooms, and another 4-piece bathroom, making it ideal for families or guests. Home is also equipped with Central Vac and Air Conditioning! 2 definite must haves!!! Step outside and enjoy the deck off the dining room with a gas BBQ hookup, overlooking a spacious backyard that backs onto green space—no neighbours behind! There's tons of opportunity for gardening and future landscaping, and plenty of room for kids and pets to play. Hockey families will love that the back shed is already broken in for practicing shots ahead of the next season ;) To top it all off, the property includes a double attached heated garage, currently being used for storage during move-out preparation. Lineham Acres is a wonderful place to live, and you'll truly

enjoy calling High River home. Call your fave Realtor and book a showing today!