



**303 De Foras Close NW
High River, Alberta**

MLS # A2303515



\$429,900

Division:	High River Golf Course		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,103 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	n/a		

This 1102 square foot Polo Park bungalow has a double garage and is a fully finished end unit in excellent condition. It has an open style plan with a vaulted ceiling and lots of natural light. The kitchen is large with lots of cupboard and counter space and the living room has a corner fireplace and opens onto a sheltered deck that overlooks a lovely lawn. The main floor also has a 14' x 14' primary bedroom with a full ensuite, a laundry room, an office and a spacious entryway. Downstairs includes a large bright family room with a second gas fireplace, a guest bedroom, 3 piece bathroom, and plenty of storage space. Upgrades in this immaculate home include new central air conditioning, and a new water heater and high efficiency furnace in 2025. Polo Park is a quiet 55+ community, and monthly fees are only \$260. Pets are allowed with approval. Please click the multimedia tab for an interactive 3D virtual tour and floor plans.