



**501 Sunvale Crescent NE
High River, Alberta**

MLS # A2303703



\$399,000

Division:	Sunrise Meadows		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,185 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 721
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Slab	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Vacuum System and Attachments

Welcome to this beautifully maintained 3-bedroom villa in the sought-after Sunrise Heights Villas in High River. This rare corner unit is one of the largest in the complex and offers desirable west-facing exposure, filling the home with natural light throughout the day. The two west facing windows are complimented with exterior mounted shades. Step inside to discover a bright and open floor plan featuring vaulted ceilings and in-floor heating for year-round comfort. The spacious kitchen and dining area flow seamlessly together, showcasing an abundance of oversized cabinetry, granite countertops, tile backsplash, and a generous walk-in pantry—perfect for both everyday living and entertaining. The living and dining areas are warm and inviting, highlighted by large west-facing windows. The thoughtfully designed layout offers privacy, with the bedrooms tucked away from the main living space. The primary suite is generously sized and features his-and-hers closets along with a well-appointed ensuite complete with double sinks and a large walk-in shower. Two additional bedrooms provide flexibility for guests, a home office, or den. This home offers exceptional storage throughout, including a spacious side entry from the garage with convenient, tucked-away laundry. The oversized double attached garage also includes extra storage space, which is ideal for additional parking or workshop space. Enjoy sunny afternoons on the charming front patio, and take advantage of the close proximity to walking pathways and local shops. Located in a quiet adult living complex, this home offers comfort, convenience, and low-maintenance living at its finest.