



GRASSROOTS

REALTY GROUP

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**518B Highwood
Longview, Alberta**

MLS # A2312389



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,274 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

Whether you are looking at downsizing on one level living or just want to raise your family in a small-town setting, then you have just found your new home! Quiet living, friendly community where kids can walk to school and steps to all nature… all this and a beautiful home. This 5 bedroom 2 bath renovated and updated bungalow offers just under 2500 sf of total living space. This home faces out with breathtaking views of the rolling foothills and peek at the mountains. It sits on a huge lot backing on to greenspace and park so no neighbours behind you! The oversized garage is a dream, drywalled, heated and enough space to park your truck, car and more. The exterior is done in an Acrylic Stucco with newer roof on both house and garage. As you enter into the home and you will be wowed with the custom wall panels, new paint, window coverings and that is just the start. With 1274 sf this home gives you space galore on the main level. Living room is flooded with sunlight giving you that natural beauty with again a view of the foothills…what more can you ask for. Electric fireplace with a mantle adds extra coziness to the living room. The dining room is big enough for those family gatherings for not only those special holidays but day to day living. The kitchen offers a ton of storage space, counter space, stainless steel appliances, double french door fridge with water and ice, dishwasher & counter microwave. The kitchen overlooks the fully fenced back yard so keeping an eye on the kids is a breeze. Separate entrance from the backyard brings you into the kitchen or goes down to the basement. This lends itself to the perfect roommate situation as well. The primary bedroom is a good size with enough room for a king size bed. The other 2 bedrooms are large as well and both overlook the foothills with one bedroom giving you a sneak peek of the mountains. Full main

bathroom offers double sinks, nice big soaker tub and new toilet with a heated seat! The basement has 9' ceilings, 2 more huge bedrooms, full bathroom and a massive rec room. Around the corner is a separate area that is currently used as a gym. Large windows bring in tons of natural light. The laundry room has newer washer & dryer and more storage than you would need. The ideas are boundless for this lower level. Outside, the newly stained deck is great for BBQ or just relaxing. The 24x25 garage is massive with a gravel RV parking pad (currently sellers have Boat & RV parked and still space) & a fully fenced yard for the kids to roam around in. But right behind you is the park where you not only have kids play structures but outdoor fitness equipment as well. Longview Elementary K-6 is a few minutes walk around the corner and holds such community spirit! Longview sits along Cowboy Trail (Highway 22), a gateway to Kananaskis and is one of the most scenic stretches of road in all of Alberta. Only 10 minutes to Diamond Valley for all amenities (hospital, shopping, restaurants) and still more to come.