



**GRASSROOTS**  
REALTY GROUP

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**310 Riverside Garden NW  
High River, Alberta**

**MLS # A2316211**



**\$674,900**

<b>Division:</b>	Vista Mirage		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, Landscaped, F		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Fiber Optics
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	none		

Discover this fully finished bungalow in northwest High River, featuring nearly 2,800 square feet of total living space. Offered by its original owners, this home backs onto the Happy Trails pathway along the Highwood River, providing serene views from your private back deck. With no age restrictions in the single Family homes HOA, this property suits both families and retirees alike. Enjoy convenient access to the Highwood Golf Course, and family-friendly amenities including playgrounds, a spray park, and pump track.