



GRASSROOTS

REALTY GROUP

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**732 Hampton Hills Drive NE
High River, Alberta**

MLS # A2317862



\$639,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Hampton Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,957 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Rectangular Lot | | |

| | | | |
|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | TND |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: Tv Mounts

Welcome to this beautifully maintained 3 bedroom and 3 bathroom home in Hampton Hills, one of High River's most desirable family communities. This move-in-ready home offers nearly 2,000 sq. ft. of thoughtfully designed living space, mountain views, and an ideal location with quick access in and out of town. The spacious front entry opens into a bright, open-concept main floor featuring hand-scraped hardwood flooring, a stunning great room with a cozy gas fireplace, and a dream kitchen designed for both everyday living and entertaining. The oversized granite island upgraded stainless steel appliances, off-white cabinetry, and large walk-through pantry create the perfect gathering space. The adjoining dining area easily accommodates family dinners and provides access to the deck, where you can enjoy the privacy of backing onto no one. A practical mud/laundry room is conveniently located off the attached double garage, which measures over 24 feet deep perfect for larger vehicles, storage, or a workshop area. Upstairs, the vaulted bonus room provides a separate family retreat, while two generously sized secondary bedrooms and a full bathroom offer plenty of space for a growing family or out of town guests. The spacious primary suite features a walk-in closet and a spa-inspired 4-piece ensuite. Additional features include built-in speakers, custom Hunter Douglas window coverings, a fully fenced backyard, and an unspoiled basement ready for your future development ideas. Located close to schools, playgrounds, walking paths, parks, and shopping, this quiet family-friendly location offers the best of small-town living with exceptional convenience. You're just 15 minutes to Okotoks and approximately 30 minutes to Calgary, making commuting simple while enjoying all that High River has to offer. This home shows beautifully and is truly a

must-see.