



**408 Lineham Acres Bay NW
High River, Alberta**

MLS # A2319000



\$685,000

Division:	Lineham Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,171 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: None

Welcome to the bungalow you've been waiting for! Tucked away in a peaceful cul-de-sac and close to the beautiful Highwood Golf Course, this impeccably cared-for walkout home offers the perfect blend of comfort, style, and functionality on an oversized lot. Step inside and be greeted by a bright, inviting entryway where natural light pours through the home, creating a warm and welcoming atmosphere. Updates include: new roof, new floors, renovated bathrooms, new granite, new washer/dryer, new hot water tank and the list goes on! The open-concept main floor is designed for effortless everyday living and entertaining. The stunning white kitchen features granite countertops, a walk-in pantry, abundant cabinetry, and plenty of prep space, all overlooking the dining area and spacious living room. Step out onto the upper deck to enjoy your morning coffee or unwind while taking in the peaceful surroundings. The generous primary retreat offers double closets and a private ensuite, while a second spacious bedroom and an additional full bathroom provide flexibility for family or guests. Convenient main floor laundry with direct access to the insulated and heated double attached garage adds to the home's practical design. The fully finished walkout basement is flooded with natural light and offers exceptional additional living space, including a large family room, third bedroom, full bathroom, and ample storage. Whether you're accommodating extended family, hosting guests, or creating the ultimate recreation space, this lower level delivers endless possibilities. Outside, the expansive yard provides plenty of room for gardening, entertaining, or simply enjoying the outdoors. Golf enthusiasts will love the rear double gate, allowing you to drive your golf cart directly onto the course. Located in a quiet, welcoming community just a short drive to

Okotoks and Calgary, this rare walkout bungalow combines peaceful living with everyday convenience. Opportunities like this don't come along often!