



**GRASSROOTS**

REALTY GROUP

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**211 Baker Creek Place SW**  
**High River, Alberta**

**MLS # A2320817**



**\$429,900**

<b>Division:</b>	McLaughlin Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 545
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** n/a

Welcome to Baker Creek! This charming 2-bedroom, 1-bathroom home with a double attached garage is tucked away at the end of a quiet cul-de-sac, offering added privacy and a peaceful setting. The home sides onto natural green space, with access to a walking path that leads all the way to the beautiful Highwood River. Step inside and you'll immediately appreciate the bright, open-concept layout featuring vaulted ceilings, a large skylight, and a home that has been exceptionally well cared for. The spacious living areas create an inviting atmosphere with plenty of natural light throughout. Outside, enjoy the newer south-facing rear deck overlooking green space, allowing you to take advantage of sunshine throughout the day. The convenience of main floor laundry adds to the home's practical appeal. The basement offers excellent potential for additional living space, with much of the work already started. The area is fully framed, and a portion of the electrical has already been completed, making future development more straightforward and cost-effective. Immediate possession is available. Come see everything this wonderful Baker Creek home has to offer!