



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

310, 500 7 Street NW
High River, Alberta

MLS # A2322529



\$369,000

Division:	Lineham Acres		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,047 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 851
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: patio furniture, natural gas bbq

Immaculate, tasteful 2 bedroom, 2 bath, end unit condo on the top floor end of Highwood Springs Estates located in a quiet, area of northwest High River next to the Highwood Golf Course. The unit features a large, bright living room with tiled, gas fireplace, large windows, 9 foot ceilings, in floor heating and is open to the dining and generous sized and equipped kitchen. It's set up super for entertaining family & guests with a dining area, room for stools at the counter for visiting with the cook and enjoying visits. The primary bedroom suite is luxurious and large and will fit a king size bed and your accessory furniture and has a walkthrough closet to a 4 piece ensuite. The second bedroom is currently set up as an office/den and has a large closet for storage. There is a 3 piece guest bath and a laundry/storage room with full size washer & dryer to complete the unit. The dishwasher, washer/dryer, some light fixtures & ceiling fans were upgraded less than 3 years ago. The wonderful, covered balcony is an oasis for relaxing and bbqing, with views of the mountains. Titled parking is in a heated, underground parkade with your storage unit in front of it. This is a secure, 55 plus building, steps away from the walking paths/Happy Trails, the Highwood Golf & Country Club and easy access to the highway and the amenities of High River. Highwood Springs is fully accessible by elevator, has a 2nd floor meeting/library area, a guest suite is available to rent for your out of town guests and a lovely outdoor area at the front of the building to enjoy. This is a wonderful opportunity to live in one of High Rivers desired complexes!