



**1803 Riverside Drive NW
High River, Alberta**

MLS # A2322551



\$555,000

Division:	Vista Mirage		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,308 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Back Lane		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: Garage door opener with 1 remote, electric fireplace, dart board.

Welcome to easy living in a beautifully maintained bungalow that offers the perfect combination of comfort, convenience, and freedom. Whether you love to travel or simply prefer spending your time enjoying life instead of maintaining a property, this immaculate home is ready for you. Landscaping is looked after during the warmer months and snow removal is handled in the winter, allowing you to lock the door and leave with peace of mind. Perfectly situated across from a park and miles of walking paths, this move in ready home offers an exceptional location and a welcoming atmosphere from the moment you arrive. Step inside and appreciate the near perfect hardwood flooring that flows throughout the main living area. The front bedroom is ideal for a home office, den, or guest room, providing flexibility to suit your lifestyle. The heart of the home features a bright and open layout where the kitchen, dining area, and living room are united by a soaring vaulted ceiling. The kitchen is both functional and attractive with granite countertops, a central island, and stainless steel appliances that are only two years old. There is plenty of room for your full-sized dining table and hutch, making downsizing easier without sacrificing the furniture and entertaining space you love. Natural light pours into the living room, creating a warm and cheerful atmosphere. Large windows overlook the covered deck and beautifully manicured backyard, providing a peaceful place to relax or entertain guests. The spacious primary bedroom easily accommodates a king-sized suite and includes a generous walk-in closet. The ensuite offers a large walk-in shower and excellent storage. A convenient two-piece guest bathroom and main floor laundry room complete this level. The striking red washer and dryer adds a fun splash of personality and feature storage drawers underneath for added

practicality. The double attached garage comfortably fits two vehicles while still providing room for additional storage. Downstairs, the barely used basement offers outstanding extra living space. The large family room can easily be divided into separate zones for a media room, fitness area, games room, or hobby space. A spacious bedroom with a walk-in closet and a four-piece bathroom make it ideal for guests or family members. Even the utility room reflects the exceptional care this home has received. It is neat, tidy, and offers abundant storage, including a cold room and additional space beneath the stairs. The basement enjoys cozy in-floor heat and an electric fireplace. Immaculately maintained, thoughtfully designed, and ideally located, this may very well be the perfect home in the perfect location. A modest monthly homeowners association fee gives you the opportunity to spend less time maintaining and more time enjoying everything life has to offer.