



631 Riverside Boulevard NW
High River, Alberta

MLS # A2323078



\$559,900

Division:	Vista Mirage		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,289 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sump Pump(s)		

Inclusions: Garage shelving, Garage tool wrack and hooks, large wall unit closet in secondary main floor bedroom, Leather reclining chair in basement, Leather ottoman in basement, King size bed frame and king size mattress in basement, Industrial accent cabinet in basement, plastic shelving units in utility/storage room, Upright freezer in utility/storage room

Enjoy low-maintenance living in this beautifully maintained attached side-by-side bungalow villa offering stunning mountain views and no neighbors directly behind. With 1288 sq. ft. on the main floor, a fully developed basement, and fresh paint throughout, this move-in-ready home offers a functional layout with spacious, comfortable living areas on both levels. The west facing kitchen has been thoughtfully updated with a new dishwasher and stove, both replaced in 2025 and a patio door with custom made storm door that opens onto the covered deck, creating the perfect space to relax and enjoy the peaceful surroundings. The primary bedroom features a walk-in closet and a private four-piece ensuite. A second room on the main floor offers flexibility as a bedroom, home office, or hobby room, with the convenience of main-floor laundry nearby. The basement expands the living space with a large family room, a third bedroom, a three-piece bathroom, and plenty of storage. With a four-piece ensuite, a convenient two-piece powder room on the main level, and a three-piece bathroom downstairs, this home offers a well-designed layout. Ideally located just minutes from the golf course, this home offers the perfect combination of comfort, convenience, and lifestyle. Enjoy true low-maintenance living with lawn mowing included during the summer, snow removal in the winter, and the underground irrigation system professionally initialized each spring and winterized each fall. Whether you're looking to simplify your lifestyle, retire, or simply enjoy the ease of bungalow living, this exceptional villa is sure to impress.