



**19 Tongue Road SW
High River, Alberta**

MLS # A2323259



\$669,000

| | | | |
|------------------|-------------------------|---------------|-------------------|
| Division: | McLaughlin Meadows | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,435 sq.ft. | Age: | 1974 (52 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Landscaped, Lawn, Views | | |

| | | | |
|--------------------|--------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | TND |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Storage | | |

Inclusions: 2 Sheds

Welcome home to this exceptional family residence located in desirable West High River, offering breathtaking views of the Rocky Mountains and surrounding countryside. Meticulously maintained and move-in ready, this spacious 3-bedroom home features a remarkable 23' x 23' heated detached shop, ideal for woodworking, hobbies, a home-based business, or the ultimate personal retreat. As you enter, you are welcomed by a bright front kitchen showcasing custom barnwood cabinetry, ample counter space, abundant storage, and a convenient computer workstation. The adjoining dining area is perfectly positioned to capture the spectacular mountain and countryside views, creating a wonderful setting for family meals and entertaining. The inviting living room features a beautiful brick wood-burning fireplace and newer carpeting, providing a warm and comfortable space to relax. Upstairs, you'll find three generous bedrooms, including a spacious primary suite complete with a 4-piece ensuite and large walk-in closet. The third level offers direct access to the impressive 32' x 18' attached garage and includes a convenient 2-piece bathroom. The fully developed fourth level boasts a massive family room, perfect for a growing family, games area, home theatre, or recreation space, along with a functional laundry room featuring a utility sink. Step outside to discover the incredible south-facing backyard, highlighted by mature trees, stunning views, and a large deck designed for outdoor entertaining and relaxation. The detached heated shop is a standout feature, offering 200-amp service, skylights, and endless possibilities for hobbyists, craftsmen, or additional workspace. Properties with views, privacy, and exceptional shop space are rare. Don't miss this opportunity to own a truly special home on one of West High River's most desirable lots. Call today to

book your private viewing.