



GRASSROOTS
REALTY GROUP

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**612 Riverside Boulevard NW
High River, Alberta**

MLS # A2323375



\$550,900

Division:	Vista Mirage		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,295 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, F		

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

Inclusions: n/a

Open-concept villa backing onto a landscaped greenspace, with 1,294 sq ft on the main floor and a fully developed basement below. The main floor features vaulted ceilings front to back and engineered hardwood throughout. The kitchen sits at the front with a large island, breakfast bar, stainless steel appliances, and an in-kitchen water distiller. A built-in cherry hutch with glass uppers anchors the dining area, which opens to a bright great room lined with windows and a garden door to the sunroom. The primary bedroom includes a walk-in closet and a four-piece ensuite. A second main-floor room serves as a bedroom or office, with main-floor laundry beside it. The basement adds a large family room, a third bedroom, a three-piece bath, and ample storage. Three bathrooms in total: four-piece ensuite, three-piece main, three-piece down. A screened sunroom with a glass roof opens to the rear deck and the green space view. Mechanical and finishing highlights: triple-pane windows, central air conditioning, high-quality window coverings, and a 24 kW Generac standby generator serving the whole home. The attached garage has epoxy flooring plus a built-in cabinet and slatwall storage system.