



GRASSROOTS
REALTY GROUP

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61, 1407 3 Street SE
High River, Alberta

MLS # A2328525



\$425,000

Division:	Montrose		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 192
Basement:	Full	LLD:	36-18-29-W4
Exterior:	Other, Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Electric heater plug in in garage, shelving in garage

Welcome to this beautifully maintained end-unit townhome, built in 2021, offering the perfect blend of modern style, functionality, and an exceptional location. Backing onto a tranquil pond, siding onto green space, and showcasing stunning southwest-facing mountain views, this home offers privacy, breathtaking scenery, and an abundance of natural light. Inside, you'll find a bright, open-concept main floor designed for both everyday living and entertaining. The spacious kitchen flows seamlessly into the dining and living areas, creating a warm and inviting space to gather with family and friends. Upstairs, you'll discover three generous bedrooms, including a spacious primary retreat complete with its own ensuite and walk in closet, an additional full bathroom, and the convenience of upper-level laundry. The unfinished walkout basement provides endless possibilities to create the space you've always envisioned—whether it's a family room, home gym, office, or additional living area. Complete with a single attached garage offering ample storage, low condo fees, and a pet-friendly complex, this move-in-ready home is ideal for first-time buyers, growing families, downsizers, or investors. Enjoy peaceful pond views, beautiful green space, and spectacular mountain views while being just minutes from parks, pathways, schools, shopping, and everyday amenities. This is a rare opportunity to own a nearly new home in an unbeatable location that truly has it all.