



**GRASSROOTS**  
REALTY GROUP

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**17 Stonehouse Crescent NW**  
**High River, Alberta**

**MLS # A2330543**



**\$322,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Eagleview Estates      |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey     |               |                   |
| <b>Size:</b>     | 1,294 sq.ft.           | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Few Trees              |               |                   |

|                    |                                                      |
|--------------------|------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                              |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                       |
| <b>Roof:</b>       | Asphalt Shingle                                      |
| <b>Basement:</b>   | None                                                 |
| <b>Exterior:</b>   | Vinyl Siding                                         |
| <b>Foundation:</b> | Poured Concrete                                      |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, See Remarks, Storage |

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 241

**LLD:** -

**Zoning:** TND

**Utilities:** -

**Inclusions:** N/A

Welcome to this bright and well-kept three-storey townhouse at 17 Stonehouse Crescent in High River, offering scenic field views and plenty of space inside and out. The home features 2 bedrooms, 1.5 bathrooms, an attached single garage plus an additional parking space in front, and low condo fees. The ground level includes access to the garage, while the front entrance opens onto a fenced front patio with a mature tree and room for seating. On the main living level, large windows fill the spacious living room with natural light. The open kitchen and dining area offers plenty of cabinetry and a centre island with additional seating and workspace. Step outside onto the deck to relax and take in the field views. Upstairs are two bedrooms, a full bathroom, and laundry conveniently located on the same floor. Visitor parking is available near the unit, with additional stalls throughout the complex. The complex also features walking paths throughout. Close to schools, parks, recreation, shopping, and downtown High River, with easy access toward Calgary, this home is a great option for first-time buyers, downsizers, or investors.