



GRASSROOTS
REALTY GROUP

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443 Riverside Green NW
High River, Alberta

MLS # A2331580



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,460 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, No Neighbours Behind, F		

Heating:	Fireplace Insert, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: GAS BBQ, CHAIRS ON DECK, LAWN MOWER

Welcome to this exceptional walk-up bungalow offering the perfect blend of luxury, comfort, and location. Featuring an open-concept design with soaring vaulted ceilings, beautiful hardwood and tile flooring, and a stunning gas fireplace, stone to the ceiling, this home is designed for both everyday living and entertaining. The chef-inspired kitchen is sure to impress with granite countertops, a raised island, built-in wall oven, countertop cooktop, trash compactor, and abundant workspace for preparing family meals or hosting guests. Retreat to the spacious primary suite, complete with a walk-in closet featuring custom organizers and a private 4-piece ensuite. The fully developed walk-up basement offers incredible flexibility with in-floor heating, a convenient kitchenette, an expansive family/recreation room, two generous bedrooms, and a 4-piece bathroom—ideal for extended family, guests, or entertaining. Step outside to enjoy the covered west-facing deck with a natural gas BBQ hookup, perfect for relaxing and taking in the evening sunsets. Extra parking beside the home, with only one neighboring property, provides added privacy while the adjacent green space and berm create a peaceful setting. Located just a one-minute walk to the river and scenic pathways, this outstanding home offers the lifestyle you've been searching for. Luxury, location, and thoughtful design come together in this beautiful bungalow —don't miss your opportunity to make it yours!!!! Call now to book your private viewing!