



GRASSROOTS
REALTY GROUP

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718 Hampshire Cove NE
High River, Alberta

MLS # A2331590



\$649,900

Division:	Hampton Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,063 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Level, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Heater		

Welcome to refined small-town living in the sought-after community of Hampton Hills in High River. Backing directly onto lush greenspace, this fully finished home offers privacy, beautiful views, and a peaceful setting while keeping you close to everyday amenities. The main floor showcases a bright, open layout with 9-foot ceilings, sleek hardwood floors, and an inviting living room centred around a striking stone fireplace. The adjoining dining area provides seamless access to a spacious deck with a gas line for your BBQ, making outdoor entertaining effortless. The gourmet kitchen features white quartz countertops, stainless steel appliances, a gas stove, and a convenient walk-through pantry. A generous mudroom with built-in shelving and a stylish 2-piece powder room complete the main level. Upstairs, comfort and function come together with a versatile bonus room featuring vaulted ceilings, two well-sized bedrooms, and an upper-level laundry room. The primary suite is a relaxing retreat with a large walk-in closet and a luxurious 5-piece ensuite complete with a deep soaker tub, dual granite vanities, and elegant finishes. The fully finished basement adds even more living space with a spacious recreation room, a fourth bedroom ideal for guests or a home office, and a beautifully updated 3-piece bathroom with a new walk-in shower. Recent upgrades include Gemstone lights and a garage heater. Ideally located near shopping, schools, dining, parks, and pathways, Hampton Hills also offers convenient access to Calgary and Okotoks. Book your private showing today and experience everything this exceptional home has to offer.