



GRASSROOTS
REALTY GROUP

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7 Stonehouse Crescent NW High River, Alberta

MLS # A2331602



\$323,900

Division:	Eagleview Estates		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,291 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Paved		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 241

LLD: -

Zoning: TND

Utilities: -

Inclusions: None

Modern, affordable, and beautifully designed—welcome to 7 Stonehouse Crescent NW! This stylish three-storey townhouse offers an incredible opportunity for first-time buyers, young professionals, or small families looking for a move-in-ready home with contemporary finishes, a functional layout, and low monthly condo fees. Located conveniently as you enter the north end of the town, you will have easy access to make your commute simple! The ground level welcomes you with an oversized attached single garage, providing plenty of room for your vehicle plus additional space for storage, bikes, tools, or even a workbench. A versatile den on this level offers the flexibility to create the perfect home office, fitness room, hobby space, or children's playroom. Head upstairs to the heart of the home, where the bright, open-concept second level is designed for both everyday living and entertaining. The modern kitchen features quartz countertops, elegant wood-grain cabinetry, a large eat-up island, and ample cabinet space. Durable laminate flooring flows throughout the kitchen, dining, and living areas, while large southwest-facing windows fill the home with an abundance of natural light. Just off the kitchen, step onto your sunny southwest-facing balcony, complete with a natural gas BBQ hookup and privacy screens—perfect for summer barbecues, relaxing evenings, and enjoying the sunshine. The third level offers two spacious bedrooms, including a primary bedroom with dual closets, a full 4-piece bathroom, and the added convenience of stacked upper-floor laundry, making day-to-day living that much easier. Outside, you'll appreciate the landscaped and fenced front yard, providing a great space to enjoy the outdoors and an added benefit for pet owners (subject to condo board approval). The complex features walking paths throughout, with additional nearby

pathways to explore, and you're even within walking distance of Tim Hortons for your morning coffee. With low condo fees of just \$241 per month, this home delivers outstanding value without compromising on style or functionality. Whether you're stepping into homeownership, downsizing to a low-maintenance lifestyle, or adding a quality property to your investment portfolio, 7 Stonehouse Crescent NW is one you won't want to miss.