



GRASSROOTS
REALTY GROUP

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701 19 Street SE
High River, Alberta

MLS # A2340732



\$574,900

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,353 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Sid		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn,		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Laminate Counters, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Cabinet in the Library, TV mounts, Shed, Cabinets in the sunroom, Both TVs Upstairs, Bed in basement, Fridge in bar area, Couch in the Basement, Ceiling fans, Venetian Blinds.

WELCOME to this inviting BUNGALOW in HIGH RIVER'S SUNSHINE MEADOW, where the POLY-B IS BEING PROFESSIONALLY REMEDIATED FOR ADDED PEACE OF MIND!!! Offering 2,837 SQ. FT. OF SEASONALLY DEVELOPED LIVING SPACE, 3 BEDROOMS w/a POTENTIAL 4TH, 3 FULL BATHROOMS, CENTRAL A/C + a HEATED 23'x20'x11' DOUBLE ATTACHED GARAGE, this home delivers SPACE, COMFORT + \$\$\$ IN VALUE!!! Set on a landscaped 6,583 SQ. FT. CORNER LOT in a QUIET CUL-DE-SAC w/RV PARKING, it is ready for family living inside + out!!! Mature trees frame the welcoming arrival. Step into the bright LIVING ROOM, where a BAY WINDOW draws in natural light + a GAS FIREPLACE creates a warm focal point for relaxing evenings. KNOCKDOWN CEILINGS provide a clean finish, while the adjoining DINING ROOM keeps family meals + celebrations connected. The KITCHEN makes meal preparation + hosting easy, feat. warm wood cabinetry, generous laminate countertops, a PANTRY + peninsula w/BREAKFAST BAR seating. Appliances incl. an electric stove, refrigerator, dishwasher + range hood, while the practical layout keeps everything close at hand. Pour a coffee + settle into the window-lined SUNROOM—an inviting extension of the living space w/room to dine, read or unwind overlooking the yard. Direct deck access makes summer entertaining effortless!!! MAIN-FLOOR LAUNDRY w/a NEW WASHER + DRYER + cabinetry keeps daily routines convenient. The HEATED GARAGE offers shelving for organized storage + comfortable space for projects, along w/welcome comfort on winter mornings!!! Two MAIN-FLOOR BEDROOMS offer flexibility for family, visitors or working from home, complemented by a nearby 4-PC BATHROOM. The PRIMARY

BEDROOM is a peaceful retreat w/soft natural light + room to recharge. A private 3-PC ENSUITE keeps mornings relaxed, while the WALK-IN CLOSET provides excellent storage. Follow the illuminated stairs to the FINISHED BASEMENT, designed for evenings worth staying home for!!! The generous FAMILY ROOM invites movie marathons + game-day gatherings, while the WET BAR keeps refreshments close. A GAMES AREA + flexible spaces accommodate hobbies, workouts or a quiet reading corner. Beyond the flex area is a LARGE REC ROOM w/storage + access to the POTENTIAL 4TH BEDROOM. The UPDATED 3-PC BATHROOM elevates the lower level w/a glass shower, DUAL SHOWER HEADS, bench seating + HEATED FLOORS for everyday luxury!!! A 2013 FURNACE + 2020 HOT WATER TANK round out the practical updates. Outside, the newer COMPOSITE DECK creates the perfect place for BBQs + relaxed evenings above the FENCED YARD. The lawn gives children + pets room to play, UNDERGROUND SPRINKLERS simplify upkeep, a long DOG RUN adds convenience + a SHED keeps garden tools tucked away. The RV PARKING PAD makes weekend departures easy!!! Nearby parks, a playground + pond invite time outdoors, while schools + shopping keep everyday needs close. From fireside evenings to sunroom mornings + weekends on the road, this VALUE-PACKED BUNGALOW gives you room to enjoy it all. Book your showing NOW!!!!!!