

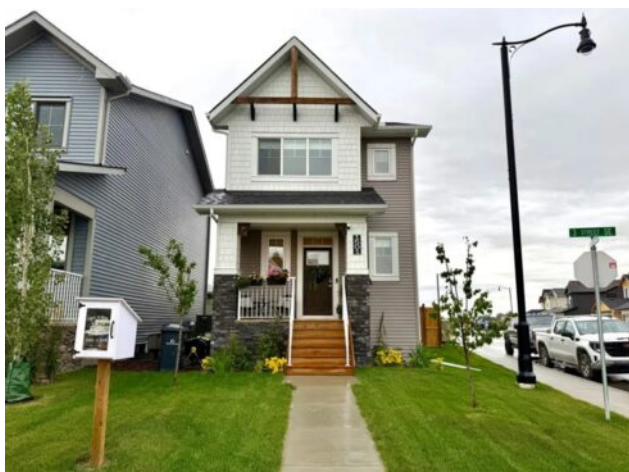


GRASSROOTS
REALTY GROUP

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1501 3 Street SE
High River, Alberta

MLS # A2341218



\$560,000

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,255 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-18-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Smoking Home, Pantry, Quartz Counters		

Inclusions: n/a

Beautifully finished and built by Dream in 2024, this stylish two-storey combines modern design with everyday functionality. The bright, thoughtfully designed main floor features quartz countertops throughout, stainless steel appliances, a generously sized pantry and a spacious kitchen island with comfortable seating for four—perfect for casual meals, entertaining or gathering with family. Upstairs offers three bedrooms and two full 4-piece bathrooms, including a private ensuite, while a convenient half bathroom completes the main level. Central air conditioning and an installed water softener provide added comfort year-round. Outside, the home delivers exceptional curb appeal, an oversized backyard that stands out among neighbouring properties and a double detached garage. Modern, move-in ready and beautifully maintained, this is a home you’ll be proud to call your own.