



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

14 Sunrise Place NE
High River, Alberta

MLS # A2342893



\$405,000

Division:	Sunrise Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,044 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Cul-De-Sac, Level		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters		

Inclusions: shelving in garage

Welcome to easy, comfortable living in this charming 1,044 sq. ft. single-level villa - an ideal choice for those looking to simplify without giving up the space they still want. Tucked into a quiet community, this desirable END UNIT offers the privacy of only one shared wall, with everything conveniently located on one level - NO STAIRS and NO BASEMENT to worry about. Inside, you'll find a welcoming open-concept kitchen with fresh new backsplash, plus dining and living area designed for everyday comfort and easy entertaining. The kitchen features warm cabinetry, a centre island with breakfast bar and plenty of workspace. What really sets this home apart is its THREE BEDROOMS, offering wonderful flexibility for overnight guests, a home office, hobby room or extra storage. The primary bedroom includes its own 4-piece ensuite, while a second full bathroom serves guests and the additional bedrooms. In-suite laundry with Miele washer and dryer, cozy in-floor heating and an attached single garage with additional driveway parking make day-to-day living wonderfully convenient. Step outside to enjoy your patio and the beautifully maintained common areas, including COMMUNITY GARDEN BOXES where residents can plant, tend and harvest their own fresh vegetables throughout the growing season. Visitor parking is also available for family and friends. With its low-maintenance lifestyle, end-unit location, rare three-bedroom layout and true one-level design, this lovely villa is a wonderful opportunity to enjoy a simpler pace of life while still having room for the people and things you love.