



GRASSROOTS
REALTY GROUP

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319 De Foras Close NW
High River, Alberta

MLS # A2343741



\$449,000

Division:	High River Golf Course		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,112 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Garage Door Opener, Insulated, Oversized, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Lawn, Level, No Back Lane, Underground S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV under kitchen counter, 3 Bar stools, Garden hose and reel, Rain barrel, All ceiling fans, Fire extinguisher(s).****Negotiable: Fridge in basement, freezer in garage, office desk in basement, box with flood Sacks, 5 speed bike, lawn ornaments, I-bot vacuum, never used generator****

Welcome to Polo Park, where comfortable living, a welcoming atmosphere, and a beautiful setting come together. This well-maintained, fully finished bungalow is located in a desirable 55+ community, is in very good condition and comes with tons of upgrades and updates. The main floor features a bright living room with vaulted ceilings, cozy fireplace and newer, great quality laminate flooring, creating a open and spacious feel. The kitchen offers quartz countertops, a breakfast bar and a good-sized pantry, updated fixtures and finishes throughout. The spacious primary bedroom includes a walk-in closet and 4-piece ensuite. A versatile front room with a Jack-and-Jill bathroom can be used as a den, office, guest room or whatever best suits your lifestyle. The fully finished basement provides excellent additional living space, including a large recreation area with free standing stove, a guest room and a generous laundry/storage room. Enjoy your morning coffee or evening relaxation on the west-facing covered and screened-in back deck, overlooking a peaceful green space. The setting is one of the highlights of this home: calm, quiet and beautifully maintained and mature surroundings. Residents also enjoy access to a clubhouse, while the nearby golf course adds another great recreational option. This home comes wit numerous updates and extras included: upgraded faucets, upgraded lights and ceiling fixtures, updated interior doors (2023), quartz countertops in the kitchen and upstairs bathrooms (2023), furnace (2024), a great-sized central A/C unit (2024), triple-pane windows in the bedroom and office (2024), garage door opener (2025), water softener and rain barrel, seriously... too much to mention. A single attached garage completes this appealing home. If you're looking for a well-cared-for bungalow in a peaceful 55+ community with a beautiful green-space

setting, this one is worth a look. ***Be sure to check out the virtual tour for an immersive experience. And don't hesitate to book a showing to see it in person!***