



GRASSROOTS
REALTY GROUP

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448 Riverside Green NW
High River, Alberta

MLS # A2347107



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,433 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Inclusions: N/A

****RIVERFRONT LIVING ON ONE OF HIGH RIVER'S MOST SOUGHT-AFTER STREETS!**** Homes on Riverside Green rarely come available and it's easy to understand why. Backing directly onto the river and walking trails, this immaculate Morrison-built bungalow offers beautiful views, spectacular sunrises and sunsets, and frequent visits from deer, and even the occasional moose. Tucked onto an exceptionally quiet street with virtually no through traffic, this is the kind of peaceful location people wait for. Inside, the approximately 1,450 sq. ft. main floor has been lovingly maintained and features brand-new hardwood flooring, granite countertops, a new dishwasher, newer stove and an updated half bath. The fully finished basement adds plenty of comfortable living space and features cozy in-floor heat, while central air conditioning keeps the home cool through the summer. Outside, you'll appreciate the double attached garage, generous street parking and immediate access to the pathways behind the home. Add in wonderful neighbours, wildlife at your back door and the serenity of the river, and this is far more than a beautiful house, it's a lifestyle that is incredibly difficult to replicate. Quiet, spotless and exceptionally well located, ****448 Riverside Green NW is a rare opportunity to live in one of High River's most special settings.****