



**GRASSROOTS**  
REALTY GROUP

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**941 Macleod Trail SW**  
**High River, Alberta**

**MLS # A2347242**



**\$760,000**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | McLaughlin Meadows                              |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | 4 Level Split                                   |               |                   |
| <b>Size:</b>     | 1,105 sq.ft.                                    | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 3                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached            |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Gazebo, Views |               |                   |

|                    |                                                                                                           |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency                                                                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                                                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Stucco                                                                                             | <b>Zoning:</b>    | TND |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bidet, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows |                   |     |

**Inclusions:** none

Large lot in a premium High River location overlooking nature, with the pathway system just steps from your front door. This newly updated 3-bedroom home offers a functional multi-level layout, generous outdoor space, RV parking, and an oversized heated double garage with 11ft ceilings. The upper level features two bedrooms, including a primary bedroom with access to a shared luxury bathroom, a spacious walk-in closet, and private laundry. The open-concept main level provides a bright, inviting living space with access to the large back and side yards, gated RV parking, and the oversized double garage. The lower level features a third bedroom, a sparkling guest bathroom, and a family room with large windows. The fully finished basement adds a recreation room, storage, and an additional laundry room. Enjoy an updated home with almost 2000 ft of living space, abundant parking, and direct access to High River's pathway and natural surroundings in this desirable location. Virtual tour link below.