



GRASSROOTS
REALTY GROUP

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405 Sunvale Crescent NE
High River, Alberta

MLS # A2348279



\$394,900

Division:	Sunrise Meadows		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating:	In Floor	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 606
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Slab	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Enjoy easy one-level living in this bright and comfortable 40+ condo, complete with a zero-barrier entrance and a double heated garage! The spacious living room features vaulted ceilings and flows into the open-concept kitchen with newer stainless steel appliances, plenty of cabinet space, and a pantry. Laundry is conveniently located in the heated garage, freeing up extra storage inside. The well-designed layout offers a spacious primary bedroom with a 4-piece ensuite and walk-in closet, a good-sized second bedroom, and a comfortable den. The main 3-piece bathroom includes a walk-in shower for added convenience. Condo fees include all utilities except electricity. Located in a quiet, friendly community with a gazebo and outdoor sitting area, plus shopping and amenities within walking distance. A comfortable home in a great location with low-maintenance living, where your pets are welcome (with approval). Please click the multimedia tab for an interactive 3D tour and floor plans.