



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

809 Hampshire Crescent NE
High River, Alberta

MLS # A2348294



\$799,900

Division:	Hampton Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,508 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: n/a

This is a rare family-sized bungalow with four big bedrooms and a triple attached garage. It is a fully finished 1508 sq ft home in a great area and has premium finishes throughout. The main floor is a modern open plan with a large entry hall, 9' ceilings, high-quality flooring, and a 15' x 10' deck. The kitchen includes a huge island, cabinets to the ceiling, quartz counters, under-mount sink, countertop lighting, select tiles, a large walk-in pantry, and all appliances are included. Also on the main floor is the spacious living/dining room, the primary bedroom, a laundry room, and a second bedroom or office. Deluxe appointments in the master suite include built in cabinetry in the walk-in closet, a big vanity with double sinks, and a soaker tub plus a 5' shower. The lower level has two more large bedrooms and a very big family room with a built-in wet bar. All rooms in this home have lots of natural light, and there are many extras including two fireplaces, full concrete steps, and the triple garage has a 24' deep stall. It also has a paved back lane.