



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

813 Hampshire Crescent NE
High River, Alberta

MLS # A2348296

\$799,900



Division:	Hampton Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,203 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

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

Inclusions:	n/a
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Well built 2,200 sq ft family home with a triple garage, a paved back lane, a separate basement entrance and high quality finishing throughout. This home has an excellent floorplan with a dramatic two storey foyer, a large kitchen with a butlers pantry, and a flex room that is perfect for an office, den or fourth bedroom. Upstairs there is a bonus room and three spacious bedrooms including a luxurious primary suite with a 50 sq ft walk-in closet with custom cabinetry. The basement has an outside entrance, supersized windows and 9' ceilings to provide lots of options. Other extras include a full appliance package, concrete front porch, 15'x10' deck, fireplace, second floor laundry room and a big mudroom on the main floor. The triple garage has a full 22.5' garage bay.