



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

844 Hampshire Crescent NE
High River, Alberta

MLS # A2349830



\$690,000

Division:	Hampton Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,911 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Level		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Basement Suite - Refrigerator, Electirc Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer

BRAND NEW home with a LEGAL BASEMENT SUITE in Hampton Hills featuring 1,911SF above grade, SEPERATE SUITE ENTRANCE, 4 bedrooms, 3.5 bathrooms and a DOUBLE ATTACHED GARAGE. As you enter, you'll come to the large entrance way that leads into the wide open, bright main level. The living room features large windows and a Tiled GAS FIREPLACE. The kitchen features 2-tone cabinets, a Large Island, Stainless Steel Appliances (with a gas line behind the stove), QUARTS COUNTERS, and a WALK-THROUGH PANTRY. The dining area is large enough for your big family table. Moving upstairs you'll come to the CENTRAL UPPER BONUS ROOM, and 3 Bedrooms. The Master Suite is complete with DOUBLE SINKS, a Fully Tiled Shower, and a large Walk-In Closet. Both secondary rooms are great size for kids, guests, or office space. Completing this upper level, you'll find a dedicated UPPER LAUNDRY ROOM & 4 Piece Main Bathroom, both with Quartz Counters. Moving downstairs you'll come to the LEGAL SUITE. Down here you'll notice the elevated finishes you often don't see in a suite, from the luxury vinyl plank flooring to the quartz counters & stainless-steel appliances. The suite bedroom is a great size & the bathroom features the same quartz counters. The main area features a large living room, room for a dining table, and all 4 major appliances in the kitchen! The basement is complete with its own Washer/Dryer as well. Book your showing today!