



GRASSROOTS
REALTY GROUP

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407 Lineham Acres Bay NW
High River, Alberta

MLS # A2349915



\$675,999

Division:	Lineham Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,500 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Dry Bar, High Ceilings, Vaulted Ceiling(s)		
Inclusions:	electric awning		

Pride of ownership is easy to see in this beautifully maintained walkout bungalow, tucked into a cul-de-sac near the High River Golf Course. This spotless home features vaulted ceilings in the kitchen and great room, a fireplace upstairs and a handy office or den just off the front entry. The kitchen offers a practical layout with a central island. The primary bedroom features a walk-in closet and a four-piece ensuite, while a second bedroom and convenient laundry room complete the main floor. The fully finished walkout basement adds plenty of space, with a large family room, built-in wall unit, third bedroom and dry bar. There's room for a pool table, lots of storage and the added comfort of a heated floor in the basement bathroom. One of the highlights is the oversized deck stretching across the entire back of the home, overlooking a beautifully landscaped yard filled with trees. Whether you're hosting friends or enjoying a quiet morning outside, there's plenty of room to settle in. Central air conditioning, 13 solar panels and an oversized garage complete this well-cared-for home.