



GRASSROOTS
REALTY GROUP

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32 Sunrise Close SE
High River, Alberta

MLS # A2350216

\$548,900

Division:	Sunrise Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,376 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, C		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Pedestals for the Washer and Dryer

Welcome to this charming and beautifully maintained family home, ideally situated on a quiet cul-de-sac within walking distance of elementary schools! Offering a fantastic combination of space, comfort, and functionality, this inviting home features gorgeous hardwood flooring, abundant natural light, and a backyard that backs onto a peaceful pond with no neighbours behind. The spacious tiled entryway welcomes you into an open-concept main floor featuring a bright living room highlighted by a beautiful, hand-selected river rock fireplace and large bay window. The dining area comfortably accommodates family meals and gatherings. The kitchen is designed for both everyday living and entertaining, with a large island, soft close cupboards and drawers, beautiful tile backsplash, newer stainless steel refrigerator, stove, and dishwasher. The gorgeous hardwood flooring adds warmth and elegance, enhancing the home's inviting atmosphere. A convenient guest bathroom and main-floor laundry complete this level. Patio doors lead to the backyard, creating a seamless connection between indoor and outdoor living. Upstairs, enjoy beautiful views, three well-appointed bedrooms, and the same gorgeous hardwood flooring. The spacious primary bedroom features a charming bay window and a large walk-in closet. The generous main bathroom offers a relaxing corner soaker tub, separate shower, and dedicated makeup area. The fully developed basement provides versatile additional living space with flexible areas to suit your family's needs, along with an electric fireplace. A fourth bedroom could easily be created, adding even more potential to this wonderful home. A spacious bathroom with a beautiful tiled shower that features a reflexology stone floor, completes the lower level. Step outside to the large backyard, where a generous covered deck provides

the perfect place to relax, entertain, and enjoy the peaceful pond setting. There's plenty of room for children to play, along with a gravel parking pad offering space for your boat or RV. The oversized 24' x 24' x 10' heated and insulated garage is a standout feature, boasting 2x6 construction, 220-volt power, and two overhead doors to accommodate full-sized vehicles and provide excellent functionality for vehicles, hobbies, and storage. The vinyl storage shed is included providing even more storage space. The paved rear alley has no through traffic, adding to the convenience and privacy of this fantastic property. Recent updates include fresh paint, newer stainless steel appliances and window coverings, new shingles installed in May 2026, and central air conditioning for year-round comfort. Enjoy the added convenience of TELUS fibre-optic internet, recently installed in the area. With its peaceful pond-side setting, exceptional garage, spacious backyard, and inviting living spaces, this home offers so much for the whole family. Don't miss your opportunity to make it yours. Book your private showing today with your favourite REALTOR®!