



GRASSROOTS
REALTY GROUP

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130 Riverside Crescent NW
High River, Alberta

MLS # A2352847

\$494,900

Division:	Vista Mirage		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,089 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, S		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Lawn, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 3 stools at breakfast bar, wall clock in dining room, Master ensuite shelving unit, 2 pc bath shelving unit, island in kitchen

Beautiful Villa in Vista Mirage presenting 1935.5 sq ft of living space ! A gorgeous over all renovation in 2014, which opened up the living room to the kitchen beautifully !! There was new cabinetry, flooring, and many more features completed. As you walk in you are invited into a fresh, open, clean home with wonderful bright and inviting spaces ! Gleaming hardwood takes you through the home to enjoy all the upgrades and special features. Upgrades include a beautiful lighting package, granite counter tops, BRAND NEW dishwasher, plenty of cabinetry with "Lazy Suzans" making your "Chef" very happy!! Nice little island with storage fits the space and stays with the home. Have company over to entertain ? Then enjoy the breakfast bar as well as the back deck and enjoy some BBQ cooking with natural gas. Sit out and enjoy the green space on your low maintenance "Dura deck" featured deck. Good sized Master bedroom with walk in, and elegant Ensuite bath very recently upgraded with an amazing shower that features a rain shower, a handheld, a niche for your shampoos, Jacuzzi tub, built in shelves, and a beautiful tile surround. When you enter you also can go directly to your spacious den /(could be a bedroom or the extra TV room). Down stairs there are 3 bedrooms, one of which has Luxury vinyl flooring. Good sized bedrooms, a 3 pc bath and a nice family room. Great storage, and one bedroom has a large walk in closet. Very well planned home. Many upgrades lately include, New Double paned Argon windows on the north end of home, new sump pump, upgraded insulation, NEW dishwasher, New tap in kitchen, New WIFI garage door opener, Newer hot water tank in 2024, New hardwired smoke detectors in 2024, Rebuilt "like new" Central Vac. NOW lets talk about that garage fellows !! To start the garage is a good size !! (20 x 22) with the long

side 26 ft. Your pick up with fit & room for a work bench . Garage is insulated heated and I will mention clean as can be !! Garage floor is upgraded with " ARMORTECH" protective concrete coating. The garage also has a built in loft storage area above the door " Genius!!" and attached cabinets for extra spaces. There is more, but you must see it !! Gorgeous home, with all the goods !! Adult living , with a huge green space right across from your home and quiet enjoyment on the greenspace right off your back deck. The area is beautiful with mostly retirees , quiet and close to the Golf course, " Happy Trails" famous walk way , a nice little park right across the road , other park areas, water park near by , a convenience store , & liquor store near by . This home is clean , fresh, flawless and has been loved and maintained by knowledgeable to the yearly program type owners . Pride of ownership here for sure !! Home Owners Association is top notch, organized and as all documents ready to view. Easy living lifestyle is yours here at 130 Riverside Cres!!!