



1303 Prairie Sound Drive High River Alberta

\$314,900

YOU WON'T WANT TO MISS THIS ONE! Family friendly community! This well-laid-out townhome is located in a BEAUTIFULLY MAINTAINED and PET-FRIENDLY complex and offers an ideal combination of space, function, and affordability. Featuring two bedrooms EACH WITH THEIR OWN ENSUITE and WALK-IN CLOSET, this home is perfect for families, roommates, or guests. The SPACIOUS MAIN LEVEL offers a combined living and dining area with rich HARDWOOD FLOORS, while the kitchen includes an eating nook, breakfast bar, maple cabinetry, a CORNER PANTRY, and direct access to your SOUTH-FACING PRIVATE DECK--perfect for BBQs and relaxing. A 1/2 bath completes the main floor. Upstairs, in addition to the two large master bedrooms, you'll find a VERSATILE BONUS ROOM - ideal as a TV space, kids' area, or home office, a built-in desk and designated laundry area. The developed lower level adds a FLEX ROOM for extra living space or hobbies. The OVERSIZED SINGLE ATTACHED GARAGE has room for a truck, a side area for a workshop, storage or toys, and a driveway long enough to accommodate a second vehicle. There is also a room accessed from the garage for EXTRA STORAGE. Enjoy strolling along the sidewalks to the landscaped, fenced front yard, or explore nearby walking paths, a spray park, playgrounds, golf course and other convenient amenities. LOW CONDO FEES, a HIGH-EFFICIENCY FURNACE and plenty of visitor parking make this home even more attractive. High River offers the charm of small-town living with all the essential amenities, including shops, restaurants, schools, parks, and a full-service hospital. Enjoy scenic walking paths, a vibrant community spirit, and easy access to Calgary just 30 minutes away. (id:6769)

Recreational, Games room 11.42 Ft x 9.83 Ft
Kitchen 10.83 Ft x 9.92 Ft
Dining room 13.33 Ft x 10.33 Ft
Living room 12.33 Ft x 12.08 Ft
Breakfast 10.83 Ft x 6.92 Ft
2pc Bathroom 5.92 Ft x 2.92 Ft

Bonus Room 10.33 Ft x 7.83 Ft
Primary Bedroom 12.08 Ft x 11.92 Ft
Bedroom 11.92 Ft x 9.92 Ft
3pc Bathroom 6.92 Ft x 6.42 Ft
4pc Bathroom 6.92 Ft x 4.92 Ft
Laundry room 2.92 Ft x 2.92 Ft

Listing Presented By:



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