



## 307 Lineham Acres Place High River Alberta

\$749,900

If you find new builds a little cookie-cutter and crave something unique, elegant and thoughtfully designed, look no further! This original-owner, custom-build home is a masterpiece that combines luxurious craftsmanship with warmth and comfort. Backing onto a serene green space and nestled on a quiet, private cul-de-sac, it offers the perfect blend of privacy and convenience - just two minutes from the golf course and clubhouse, and only thirty minutes to Calgary! From the moment you step into the spacious, grand entryway, you'll be greeted by an abundance of natural light and an open, inviting layout that takes you through the spectacular chef's kitchen, with expansive countertops, plentiful custom alder cabinetry, a large island, a gas range, and a generous pantry. The kitchen is designed for both functionality and elegance, with ample space for a large dining table, perfect for family gatherings and, leading out to the expansive deck (complete with a gas hook-up), create a seamless indoor/outdoor living experience. There's even room for additional comfortable seating in the kitchen/dining area -ideal for cozy moments, casual entertaining and quiet mornings with coffee. Up just a few stairs, the living room (currently used as a home office) is bathed in natural light and overlooks the entryway and the kitchen/dining space below. This home offers the perfect balance of open-concept living with a subtle, thoughtful separation of the more private spaces. The main floor features three spacious bedrooms, including the luxurious primary suite with generous walk-in closet and a spa-style ensuite, while the other two generously sized bedrooms are separated by a well-appointed 4-piece family bathroom. Heading down to the basement, you'll pass the large laundry/mud room, with its abundance of storage, that leads to the over-sized double attached garage. The fully developed...

Living room 8.00 Ft x 15.58 Ft

Family room 17.17 Ft x 19.08 Ft

Bedroom 9.83 Ft x 14.67 Ft

Bedroom 9.75 Ft x 14.75 Ft

4pc Bathroom Measurements not available

Bedroom 9.33 Ft x 10.25 Ft

Kitchen 10.67 Ft x 16.08 Ft

Laundry room 8.00 Ft x 15.58 Ft

Primary Bedroom 13.00 Ft x 14.17 Ft

Bedroom 10.00 Ft x 10.00 Ft

Bedroom 9.83 Ft x 10.00 Ft

4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Other 9.00 Ft x 10.08 Ft

4pc Bathroom Measurements not available