



316 Lineham Acres Drive High River Alberta

\$739,000

GORGEOUS OVERSIZED LOT BACKING ONTO NATURAL DISTRICT, VAULTED CEILING, open concept plan with 2700SQFT+ of living area, five bedrooms, main floor den, WALK-OUT BASEMENT ... truly, this bilevel bungalow checks them all! Step inside (click 3D for virtual walkthrough), and you will fall in love with this home's warm ambiance and beautiful setting. MAIN LEVEL features stunning open concept kitchen with pantry and island, living room with corner fireplace, dining area overlooking back yard, primary bedroom with ensuite bathroom and walk-in closet, and second bedroom plus full bathroom. ENTRY LEVEL a few steps down features home office to one side. LOWER LEVEL features spacious layout, huge windows that flood this space with natural light, in-floor heating, large recreation room, three more bedrooms and full bathroom. All in, this home offers an impressive 5 bedrooms, 1 den, plus 3 full bathrooms. OVERSIZED (21'3" x 24'0") DOUBLE GARAGE is insulated, drywalled and heated (gas). THEN THERE IS THIS HOME'S BACK YARD PARADISE ... oh my, truly a private oasis within a nature reserve, and nearly double the size of most lots in town. Lot backs onto designated natural area and offers plenty of room and privacy for endless hours of outdoor relaxation and fun in the summer, and room for skating rink in winter. Did we mention AC, solar panels that have essentially eliminated electric bills for sellers, and new hot water tank? If you are looking for a spacious bungalow in perfect serene setting, then this is the one!! RECENT UPDATES: solar panels \$26K (2024), new hot water heater \$5K (2024), new paint throughout (2025) (id:6769)

3pc Bathroom 10.50 Ft x 13.33 Ft
 Family room 15.00 Ft x 19.83 Ft
 Recreational, Games room 13.25 Ft x 13.83 Ft
 Bedroom 9.25 Ft x 14.42 Ft
 Bedroom 10.33 Ft x 11.00 Ft
 Bedroom 9.00 Ft x 10.42 Ft
 Laundry room 10.50 Ft x 13.33 Ft
 Furnace 5.58 Ft x 5.75 Ft

Other 4.00 Ft x 7.58 Ft
 Office 11.00 Ft x 11.00 Ft
 Living room 14.00 Ft x 14.25 Ft
 Dining room 10.58 Ft x 10.67 Ft
 Kitchen 11.00 Ft x 13.00 Ft
 Primary Bedroom 10.75 Ft x 15.00 Ft
 Bedroom 10.75 Ft x 12.58 Ft
 4pc Bathroom 8.25 Ft x 10.75 Ft

Listing Presented By:



Originally Listed by:
 CIR Realty

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Storage 9.83 Ft x 11.00 Ft

4pc Bathroom 5.00 Ft x 9.50 Ft