



# 901 Prairie Sound Circle High River Alberta

\$319,900

CORNER UNIT! This corner unit has been updated with newer hard surface flooring throughout the home. The main floor has an open floor plan including a living room, kitchen and dining room. There are ample windows for natural light to brighten up the space. Access to the deck is off the dining room. Going upstairs you have 2 large primary bedrooms - each with their own full ensuite - no more sharing bathrooms! There is full laundry upstairs as well. There is a 1/2 bath for guests off the main level as you go down to the stairs. At the bottom of the stairs is a partially finished space - great for an office or work out space - or a large boot room for when you come in from the garage. The oversized single garage fits a truck - and has ample storage under the stairs. There is also additional parking on the driveway outside as well as a man door for direct access to the garage from outside. Located only a block away to the Happy Trails Pathway System and access to Highwood Lake. Close to Notre Dame Collegiate Catholic High School as well access to the Shopping Complex across the street which offers a convenience store, gas station and a few restaurants. You are close to both Highway 498 to hop over to Hwy 2A or Hwy 2 which gets you access to Okotoks, Aldersyde, Calgary or south very quickly. Book your showing today! (id:6769)

Other 6.00 Ft x 6.50 Ft  
Living room 11.00 Ft x 21.58 Ft  
Dining room 7.83 Ft x 8.25 Ft  
Kitchen 9.00 Ft x 10.33 Ft  
2pc Bathroom 4.00 Ft x 4.25 Ft

Primary Bedroom 11.50 Ft x 13.83 Ft  
Bedroom 11.50 Ft x 11.50 Ft  
Laundry room 3.00 Ft x 6.00 Ft  
4pc Bathroom 5.00 Ft x 7.17 Ft  
4pc Bathroom 5.00 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Foothills Real Estate

<http://www.letusguideyouhome.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca