



## 905 15 Street High River Alberta

\$549,900

This 1170 sq. foot, 4-level split family home is in immaculate and move-in ready condition. Upon entrance, you will find a sunny living room with high ceilings and a gas fireplace. Up a few steps, the main living space has a stylish and functional kitchen, eating area that looks down into the lower level, 2-piece washroom, laundry room, and spacious office. This level also has the primary bedroom which hosts two closets and a four piece ensuite. The finished basement offers two more bedrooms with large windows, a 3-piece washroom equipped with in-floor heat and a walk-in tile shower, cozy family/TV room, and plenty of storage. The deck was built in 2023 and offers a comfortable space to oversee the fully fenced back yard that has alley access and a large 11x16 insulated shed with its own wiring. The garage is large enough to hold a truck and has high ceilings with loft storage. Extras in this beautiful home include a high efficiency furnace, a newer roof, and newer windows upstairs and in the basement. Within walking distance to all three levels of school, the Happy Trails walking paths, shopping, and both Sunshine and Emerson Lakes, this home truly is a gem! (id:6769)

2pc Bathroom 5.42 Ft x 4.00 Ft

4pc Bathroom 11.00 Ft x 5.75 Ft

Breakfast 10.92 Ft x 7.42 Ft

Kitchen 11.17 Ft x 9.25 Ft

Laundry room 10.17 Ft x 7.58 Ft

Office 11.08 Ft x 8.92 Ft

Primary Bedroom 12.00 Ft x 10.42 Ft

3pc Bathroom 10.92 Ft x 6.08 Ft

Bedroom 12.75 Ft x 10.50 Ft

Bedroom 14.25 Ft x 11.42 Ft

Family room 16.42 Ft x 9.92 Ft

Furnace 19.00 Ft x 8.17 Ft

Living room 19.67 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Southern Realty

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