



14 Sheppard Road High River Alberta

\$575,000

Allow me to introduce myself. My name is 14 Sheppard Road, and I've proudly stood in the charming McLaughlin Meadows Community in Southwest High River since 1980. Nestled in one of the most pleasant and mature neighborhoods, I'm a bungalow with a front stone and stucco exterior that looks classic and attractive. As you step inside, you'll find my welcoming entryway leading you to the right, where my cozy living room awaits. Here, you'll discover a corner wood-burning fireplace, perfect for those chilly Alberta evenings. Adjacent to the living room is my spacious dining area, ideal for family meals and entertaining guests. My clean and upgraded kitchen is a true delight, featuring gleaming granite countertops and a chic marble backsplash. It's a place where culinary magic happens and delicious meals are shared. Continuing through the main level, you'll find three comfortable bedrooms, including the master suite with its private 3-piece ensuite bath. The main level also features a pristine 4-piece bathroom. The layout is designed to ensure comfort and convenience for everyone in the household. But wait, there's more! The finished basement is a haven of its own, boasting two large bedrooms, plenty of storage space, and a laundry room with brand-new washer and dryer units. A cozy carpeted living area in the basement is perfect for movie nights or a playroom. Step outside, and you'll find an oasis of tranquility. The low deck nestled between the house and the double detached garage is a cozy spot for morning coffee or evening relaxation. The backyard also includes a handy storage shed and an upgraded fence, providing both security and privacy. The double detached garage, measuring 24' x 22', offers ample space for vehicles and additional storage. Beyond the walls, the McLaughlin Meadows Community has many amenities. From Spitzze Elementary School, serving grades K-5, to...

Recreational, Games room 13.09 Ft x 11.52 Ft

Bedroom 14.21 Ft x 7.81 Ft

Bedroom 12.43 Ft x 8.60 Ft

4pc Bathroom Measurements not available

Kitchen 15.58 Ft x 8.40 Ft

Dining room 9.65 Ft x 8.89 Ft

Living room 17.26 Ft x 11.32 Ft

Primary Bedroom 13.81 Ft x 11.00 Ft

Bedroom 10.50 Ft x 10.01 Ft

Bedroom 12.00 Ft x 8.79 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

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

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca