



# 1514 3 Street High River Alberta

\$667,200

The Sullivan is a home that effortlessly combines modern style with everyday functionality, making it a perfect fit for any lifestyle. The open-concept main floor impresses with a stunning modern kitchen featuring marble-style quartz countertops, a captivating glass backsplash, and elegant two-tone cabinetry--glacier white cabinets raised to the ceiling beautifully contrast with a bold Oxford green island. Modern black hardware and luxury vinyl plank flooring complete the sleek, contemporary look. The dining area offers ample space for hosting memorable gatherings, while the living room is anchored by a cozy electric fireplace, creating the perfect ambiance for relaxing evenings. Functionality shines in the mudroom, which includes a built-in bench and walk-in closet, keeping everything organized and out of sight. Upstairs, a private family room provides versatility and could easily serve as a 4th bedroom. The winged bedroom design ensures privacy, and the owner's suite is a true retreat, featuring a luxurious 5-piece ensuite and a spacious walk-in closet. A convenient upstairs laundry room adds even more practicality to this home. The walkout basement is ready for future development, offering endless possibilities to expand your living space. Step onto the back deck and enjoy breathtaking views of the canal, complete with a gas line for outdoor cooking and entertaining. The home's dark, rich exterior provides exceptional curb appeal, ensuring it stands out in the neighborhood. With every detail thoughtfully designed, the Sullivan is a modern masterpiece you'll be proud to call home. (id:6769)

Great room 13.00 Ft x 12.92 Ft  
Dining room 10.00 Ft x 10.00 Ft  
Kitchen 7.83 Ft x 14.58 Ft  
2pc Bathroom 5.50 Ft x 5.00 Ft  
Bonus Room 12.50 Ft x 12.67 Ft  
Primary Bedroom 13.00 Ft x 13.50 Ft

Bedroom 12.00 Ft x 9.17 Ft  
Bedroom 12.00 Ft x 9.17 Ft  
5pc Bathroom 11.50 Ft x 11.67 Ft  
4pc Bathroom 7.83 Ft x 5.00 Ft  
Laundry room 6.33 Ft x 5.50 Ft

Listing Presented By:



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

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