



## 25 2 Street High River Alberta

\$950,000

Welcome to your dream home! Nestled in a charming small-town setting, this modern farmhouse boasts a perfect blend of contemporary comfort and country charm. Step inside to discover a spacious, open floor plan with beautiful hardwood floors that flow throughout. The heart of the home is a stunning kitchen featuring stainless steel appliances, a large walk-in pantry, and ample counter space to inspire your inner chef. With two generous main-floor bedrooms, this home offers convenient, accessible living. Upstairs, you'll find a spacious bonus room, perfect for a home office or play area, along with a large bedroom complete with a walk-in closet and a luxurious 4-piece bathroom. The fully finished basement is perfect for hosting guests or family, with two expansive bedrooms, each with their own private bathroom, plus a rec area that's ideal for movie nights. The covered deck extends your living space outdoors, with room for a BBQ, dining table, and seating area - the perfect spot to take in the stunning west-facing views of the park and green space. The massive backyard hosts a firepit for intimate gatherings and fun for the whole family. And if that's not enough, an amazing 600 sq ft 1-bedroom legal suite sits above the garage, offering a cozy, stylish retreat for guests or additional rental income. Close to schools and amenities, this is where modern style meets timeless charm! (id:6769)

Family room 17.00 Ft x 19.08 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 15.75 Ft x 11.75 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 13.17 Ft x 12.00 Ft

Bedroom 13.83 Ft x 15.33 Ft

Recreational, Games room 13.83 Ft x 17.42 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 10.50 Ft x 11.58 Ft

Dining room 16.50 Ft x 8.58 Ft

Kitchen 17.92 Ft x 12.17 Ft

Living room 12.50 Ft x 15.00 Ft

Primary Bedroom 12.33 Ft x 15.33 Ft

Listing Presented By:



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