



## 306 12 Avenue High River Alberta

\$725,000

A place to call home!!! This 1393 sq. ft. bungalow in the desirable southwest community of High River is in a prime location with a beautiful south-facing view, offering an open field and expansive blue skies! This home is meticulously maintained and comes with numerous extras making it a standout property. The main floor has 2 +1 bedrooms, one of which is currently being used as a den. The flow from the kitchen to the living and dining areas makes this space perfect for gatherings and day-to-day living. The updated kitchen, a central hub of the home, features elegant maple cabinets that compliment the stainless steel appliances. The Master bedroom offers ample space and the convenience of a 2-piece ensuite. The basement expands the living space which includes a cozy family room, two additional bedrooms that can be used for guests, family members, or even a home office. The fitness room is a dedicated space for workouts, allowing you to stay active in the comfort of your home. The laundry room is conveniently located in the basement, keeping it out of sight and adds to the home's overall organization. The oversized, double garage (29'5" x 19'8"), includes a workbench and working area which adds both practicality and value to the home. The true highlight is the stunning backyard which offers a park-like setting adorned with a variety of trees, shrubs, and perennials. This outdoor area not only enhances the beauty of the home but also provides a peaceful retreat, perfect for relaxation or entertaining. This nature's space is highly functional with concrete sidewalks, and thoughtfully designed sitting areas are integrated into the landscaping, creating inviting spots to unwind. Whether you want to enjoy your morning coffee, an evening drink, or simply relax outdoors, this backyard is perfectly set up to enhance your leisure time. The backyard also offers a siza...

Family room 20.58 Ft x 14.75 Ft

Recreational, Games room 27.42 Ft x 10.67 Ft

Bedroom 10.33 Ft x 7.58 Ft

Bedroom 10.67 Ft x 8.75 Ft

Laundry room 12.67 Ft x 11.67 Ft

Furnace 12.75 Ft x 4.17 Ft

Dining room 12.33 Ft x 10.67 Ft

Kitchen 12.00 Ft x 9.67 Ft

Office 10.00 Ft x 10.00 Ft

Primary Bedroom 13.00 Ft x 12.00 Ft

Bedroom 12.25 Ft x 12.00 Ft

Other 8.50 Ft x 4.58 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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3pc Bathroom 7.33 Ft x 6.83 Ft  
Other 8.75 Ft x 5.42 Ft  
Living room 20.75 Ft x 13.00 Ft

4pc Bathroom 7.75 Ft x 7.00 Ft  
2pc Bathroom 5.75 Ft x 4.50 Ft