



# 325 de foras Close High River Alberta

\$460,000

Are you ready to downsize? Curious about 55+ condo living? Wondering what you'll have to give up? Have no fear - your new home is HERE!!! This well-run condo is likely the answer you've been looking for! With low condo fees and access to the clubhouse (not all units here have access), you'll love "condo" living! Polo Park is an active, close-knit community, where you'll get to know your neighbours and yet have your own personal space. And this home is absolutely PERFECT and completely move-in ready! With a gorgeous WHITE kitchen, newer appliances, trendy laminate flooring and SPACE! You'll love the front den for morning coffee, a craft room or an office. The large master bedroom will easily house all of your bedroom furniture and the laundry room is a towel throw from the master bathroom. You also have a fully finished basement with a 2nd fireplace, office space, full bathroom and spare bedroom. Top it off with a double attached garage and a large covered back deck to enjoy those warm mornings. Downsizing doesn't mean you have to give up anything when you can live in a beautiful home, in a beautiful neighbourhood like this! In fact, you might wonder why you didn't do this sooner! Cats and Dogs allowed (under 35lbs) (id:6769)

Family room 11.50 Ft x 13.75 Ft  
Recreational, Games room 8.00 Ft x 21.58 Ft  
Bedroom 11.58 Ft x 13.25 Ft  
Storage 4.75 Ft x 22.75 Ft  
3pc Bathroom 8.00 Ft x 8.25 Ft  
Other 7.08 Ft x 7.25 Ft  
Dining room 11.00 Ft x 11.17 Ft

Kitchen 10.08 Ft x 10.33 Ft  
Living room 15.17 Ft x 16.75 Ft  
Primary Bedroom 13.25 Ft x 14.00 Ft  
Laundry room 6.00 Ft x 6.00 Ft  
Office 9.50 Ft x 10.33 Ft  
Furnace 3.83 Ft x 6.08 Ft  
4pc Bathroom 5.00 Ft x 10.75 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.sundiclark.com/>

**RE/MAX Realty Professionals**

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

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