



# 77 2 Street High River Alberta

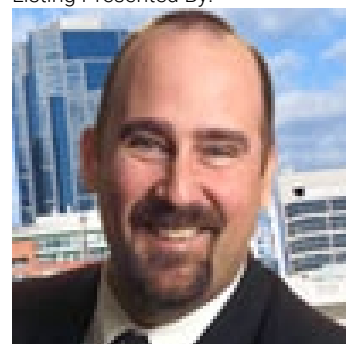
\$460,000

**\*\*An Oversized Double Garage Can Be Included! Details are available\*\*** Welcome to your dream property! This charming, fully renovated home (effective age is 2013) is the perfect blend of comfort and potential. Nestled on an expansive 9,000 sq ft lot, this property offers endless possibilities for customization and expansion. Inside, you'll appreciate the beautifully updated interior where no detail has been overlooked. From the gorgeous new floors throughout to the modern kitchen with new appliances and the pristine bathroom, every inch of this home has been thoughtfully designed to offer a cozy yet stylish living space. With the new flex space addition, you've got plenty of options for this space. Maybe an office, a third bedroom, or a mudroom. There's nothing left to do but move in and start imagining the future. Ask your realtor for the extensive list of all the updates that have been completed & when - there's nothing left to do! The true gem of this property, however, lies outside. The massive yard is a blank canvas, ready for your creative vision. Whether you dream of building a spacious addition to the home, creating a stunning outdoor oasis, or adding a massive garage with a carriage suite above, this lot can accommodate it all. Picture summer barbecues, a playground for the kids, or even a lush garden - the possibilities are truly endless. If sipping wine in the tranquility of your yard excites you more than mowing it, you CAN have it ALL! Get the yard of your dreams to enjoy - create a beautiful, 0 maintenance hardscape, or let someone else keep it in tip-top shape! There are plenty of lawn and snow maintenance companies in town that are very affordable! Located in a fantastic neighbourhood, you'll enjoy the best of both worlds: a peaceful, friendly community and the convenience of being within walking distance to High River's bustling downtown and the myri...

Living room 12.50 Ft x 16.00 Ft  
 Dining room 7.33 Ft x 12.58 Ft  
 Kitchen 9.58 Ft x 9.58 Ft  
 Other 5.00 Ft x 12.42 Ft  
 Family room 11.00 Ft x 25.00 Ft

Laundry room 2.58 Ft x 9.33 Ft  
 Primary Bedroom 10.67 Ft x 11.42 Ft  
 Bedroom 10.67 Ft x 11.50 Ft  
 3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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

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