

211 Lineham Acres Close NW  
High River, Alberta

MLS # A2260340

\$699,000

|           |                                                      |        |                   |
|-----------|------------------------------------------------------|--------|-------------------|
| Division: | Lineham Acres                                        |        |                   |
| Type:     | Residential/House                                    |        |                   |
| Style:    | Bungalow                                             |        |                   |
| Size:     | 1,430 sq.ft.                                         | Age:   | 2004 (21 yrs old) |
| Beds:     | 5                                                    | Baths: | 3                 |
| Garage:   | Double Garage Attached, Driveway, Garage Faces Front |        |                   |
| Lot Size: | 0.14 Acre                                            |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac             |        |                   |

|             |                                               |            |     |
|-------------|-----------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                       | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank   | Sewer:     | -   |
| Roof:       | Asphalt Shingle                               | Condo Fee: | -   |
| Basement:   | Finished, Full, Walk-Out To Grade             | LLD:       | -   |
| Exterior:   | Stucco, Wood Frame                            | Zoning:    | TND |
| Foundation: | Poured Concrete                               | Utilities: | -   |
| Features:   | Central Vacuum, High Ceilings, Kitchen Island |            |     |

**Inclusions:** Shed, window coverings, TV mounts, 2nd refridgerator in basement, garage door opener & remote(s), reverse osmosis (as is - never used by current owner)

This beautifully maintained walk-out bungalow offers 5 bedrooms, 3 bathrooms, and 2755 sq. ft. of living space designed for both family living and entertaining. The main level welcomes you with vaulted ceilings, fresh paint (2021), and a thoughtful layout that includes a bright living area, 3 bedrooms, main floor laundry, and updated hardwood flowing from the kitchen into the hallway. The fully finished walk-out level has 2 bedrooms, 1 bathroom, a spacious family room with a cozy fireplace, and plenty of storage. Outdoors, enjoy multiple spaces to relax or host &mdash; a front deck/patio for morning coffee, a rear deck overlooking green space, a walk-out patio, and a fire pit area. Additional highlights include a double attached garage, central A/C, and a quiet cul-de-sac location. With its blend of comfort, updates, and inviting outdoor living, this home is ready to welcome its next owners.