

211 Lineham Acres Close NW High River, Alberta

MLS # A2260340



\$655,000

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|------------------|--|---------------|-------------------|
| Division: | Lineham Acres | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,430 sq.ft. | Age: | 2004 (22 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 | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | 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 refrigerator 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 — 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.