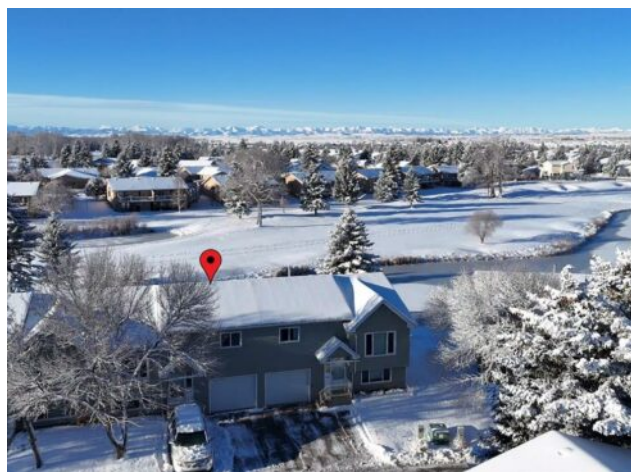


145 Fairway View NW  
High River, Alberta

MLS # A2272821



**\$349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	934 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind, On Golf Course		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Deep Freezer

Backing directly onto the gorgeous Highwood Golf Course, you'll be hard pressed to find a better location for a 3-bedroom townhouse at this price. With no neighbours behind, this sunny, SW exposed unit features an oversized single attached garage, and a walkout basement. There's been updates throughout the home including brand new carpet, vinyl plank flooring, bathtub, and toilets as well as new appliances. The primary bedroom is a good size and just a few steps away from your main living space. As mentioned, the walkout basement has its own entry, covered patio, 3rd bedroom, a 4-pc bathroom, and laundry room. You'll love the gas fireplace down here, and it doesn't feel like a basement at all. With vinyl windows, a high efficient furnace and vacuflo with hoses and attachments this home has everything you'll need. Quick access to everything in town, as well as quick access to Okotoks, Calgary or west to the mountains. We're happy to accommodate, so please book a showing today and come see it for yourself!