

**31 Stonehouse Crescent NW  
High River, Alberta**

**MLS # A2276071**

**\$350,000**

<b>Division:</b>	Eagleview Estates		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 256
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to 31 Stonehouse Crescent NW, a fantastic end unit on High North End. As an end unit, this home has a pile of windows, making sure every room is loaded with natural light. Starting on the main floor, as you come through the door from your fenced yard, there is a versatile bonus room, which can be used as a home office, a hobby space, or a kids' play area. This level also provides access to the single attached garage, which comes equipped with ample built-in storage. On the second floor, the open-concept living and dining areas flow into a refreshed kitchen featuring a full suite of recently updated appliances. There are built ins in the family room, and the main area overlooks the open field behind the house. The top floor has two bedrooms, including a primary suite featuring its own 4-piece ensuite. Every window in the home comes complete with quality window coverings. There is also new A/C which was added just this past July. Situated in a prime Northwest High River location, you are steps away from the scenic Happy Trails pathway system and minutes from local schools like Spitzee Elementary and Highwood High. Combining a great community vibe with significant recent upgrades, this home is ready to welcome its next owners. For more details, click the links below.