

**729 Hampton Hills Drive NE  
High River, Alberta**

**MLS # A2276415**



**\$569,900**

<b>Division:</b>	Hampton Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,487 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<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>	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

This 1487 sq ft family home is fully developed over 3 levels and is located on a quiet, no-through road. The private backyard is an absolute oasis with its high-end hot tub that has been built into the deck with privacy fencing around it, and a large grassy/garden area. The main level has a bright, functional kitchen with quartz counters, plenty of cabinets, island/eating bar combo, stainless steel appliances, and spacious corner pantry. Off the kitchen is a dining area and the cozy living room that has large windows and an eye-catching fireplace with white stone surround and built-in features. This level also has a 2-piece washroom and laundry room. On the second level is a large bonus room that is completely separated from the bedrooms, perfect for a home office or hosting movie night. There are 2 guest rooms, a 4-piece washroom, and the primary bedroom with 4-piece ensuite. In the fully developed basement is a 13x11' recreation room, large bedroom, 3-piece washroom, and plenty of storage space. Extras in this home include alley access and the double attached garage is insulated with 220v wiring. This home has a lot to offer, and is ready for a new family to call it home! Please click the multimedia tab for an interactive 3D tour, additional photos, and floor plans.