

**321 De Foras Close NW
High River, Alberta**

MLS # A2280036



\$515,000

Division:	High River Golf Course	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bungalow	
Size:	984 sq.ft.	Age: 1994 (32 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Single Garage Attached	
Lot Size:	0.09 Acre	
Lot Feat:	Close to Clubhouse, Landscaped	

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features: Pump(s)	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, Sump		
Inclusions:	Flat screen T.V above fireplace is also included, and other furniture items may be negotiable.		

Welcome to this impeccably renovated and fully developed bungalow in the highly sought-after 55+ community of Polo Park, High River, ideally located near the High River Golf Course and clubhouse. Offering over 1,800 sq. ft. of refined living space, this 2+1 bedroom, 2.5 bathroom home blends timeless design with modern functionality. The stunning IKEA chef's kitchen showcases granite countertops, soft-close cabinetry, premium appliances including a KitchenAid stove and Bosch dishwasher, LG refrigerator, and thoughtful storage throughout. The bright, open main floor flows beautifully for both everyday living and entertaining. Enjoy year-round comfort with central air conditioning, central vacuum, a Lennox furnace (2014) and a new hot water tank (2023). Recent upgrades include new doors and windows, new LVP flooring throughout, knockdown ceilings on main level, elegant wrought-iron railing, a new garage door, and ample storage. Phantom screens, California Closets, a GE laundry pair, and a water softener complete this exceptional, move-in-ready home. A rare opportunity to own a turnkey bungalow in High River's most desirable golf course community!