

1920 Riverside Boulevard NW
High River, Alberta

MLS # A2155668



\$539,900

Division:	Vista Mirage		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,301 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This 1300 sq ft villa has been immaculately kept and has a beautiful open floor plan with the kitchen at the front of the home. Entering through the south-facing front door, the main floor is welcoming and has vaulted ceilings, real hardwood floors and a spacious, bright living room that opens onto the back deck. The kitchen is functional and stylish with numerous cupboards, granite counters, under cabinet lighting, garburator, and R/O drinking system. This level also has an office, laundry room, and primary bedroom with ensuite and walk-in closet. In the basement you will find another bedroom, a 4-piece bathroom, and a 27x14' rec room that has upgraded carpet and underlay and a gas fireplace, perfect for entertaining. This home backs onto a green belt and the deck overlooks a private backyard with mature trees. Extras include central air conditioning, a new central vacuum, an environmental film on the west windows to keep the sunrays out, and an extended 1300 square foot floor plan. Located on a quiet street, close to golf and shopping and with HOA fees of only \$115 per month, this lovely home is a gem! Please click the multimedia tab for an interactive virtual 3D tour and floor plans.