

## 35 Sunrise Close SE High River, Alberta

MLS # A2164128

# \$449,900



<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, Dog Run Fenced In, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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, Ceiling Fan(s), Double Vanity, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** Downstairs washer/dryer

Fully renovated Sunrise Meadows bungalow that shows 10/10! This house is the epitome of a renovated home on your favourite house flipping show. Before you even step foot inside this decorative marvel, note the lovely covered front porch that will soon become your favourite after dinner hang out. Enjoy the cool central air conditioning, which will only become more desirable as the summer temperatures rise. The home sits on a corner lot, in a cul-de-sac making it a perfect place for those with young families. Features on the main level include: gas fireplace with tile surround, new luxury vinyl plank flooring, new paint, new gorgeous quartz countertops, new kitchen cabinets, new sliding barn door, new tile backsplashes in the kitchen and bathroom, and much more. The style level of this home is off the charts. There is no way that buyers will not fall in love as soon as they walk through the front door. Both upstairs bedrooms are spacious and are accessible to the fully renovated five piece ensuite that has gorgeous light fixtures, new tile surround, new cabinets, quartz countertops and a stylish new backsplash. On the lower level, the hard work has already been completed as a two piece bath has been added as well as a new hot water tank. The back yard has a private deck, two gas lines (one for a bbq and one for a fire table) covered patio area for entertaining plus a double detached garage! Close to all levels of schools and shopping. Some additional features include room for an RV pad, water softener & power humidifier. This house will not last!