

110 Riverside Place NW  
High River, Alberta

MLS # A2165778



## \$549,000

<b>Division:</b>	Vista Mirage		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Jetted Tub, No Animal Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** n/a

\*\*\*Open House weekend Saturday Sept 21st from 1-4 pm & Sunday Sept 22nd from 2-4 \*\*\* Welcome to Vista Mirage, one of High River's most sought-after golfing communities. This well-appointed villa backs onto a fully landscaped green space; offering three bedrooms, 2.5 bathrooms, fully finished lower level, double attached garage and a large back deck. As you enter, you're greeted by gorgeous hardwood floors with an open Livingroom/dining room leading into the kitchen; with vaulted ceilings and 3-sided fireplace with large mantle this is a great space for entertaining or relaxing. The bright functional kitchen has ample counter and cabinet space which leads out to a private covered deck for those morning coffee and afternoon shade. The primary suite in this home is complete with its own spacious ensuite bathroom with an indulgent jet tub. The half bath and bedroom are conveniently located off the entrance. There is a separate main floor laundry off the garage allowing for all the conveniences to be located on one level. Descend to the lower level to the family room with a second luxury stone fireplace w/mantle. An additional well-appointed bedroom awaits (carpet is like new no furniture has been in this room), alongside a full bathroom, Large storage room with a convenient utility sink. If you are looking for a beautiful home offering maintenance free living located close to pathways, Highwood Lake and the Highwood golf course, parks and shopping this is the home for you. Some upgrades to the home, Furnace (2018), Washer (2022), Microwave hood fan(2021), New custom blinds in kitchen, some new lighting fixtures, freshly painted, new hardware in bathroom, new dining room fan. Ask your Agent for more details and come view this great home.