

2006 Riverside Boulevard NW
High River, Alberta

MLS # A2167165



\$550,000

Division:	Vista Mirage		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,308 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: n/a

OPEN HOUSE SUN SEPT 22 FROM 2-4!! Step into the charm of this modern farmhouse that beautifully blends rustic warmth with contemporary flair. The heart of the home boasts stunning green painted cabinets accented by sleek black hardware, creating a striking contrast in the kitchen, which flows seamlessly into the living area with stylish luxury vinyl plank flooring. Gleaming granite countertops set the stage for culinary adventures, while newer appliances, including an OTR microwave and fridge, add convenience. The cozy den and primary bedroom feature elegant hardwood floors, leading to a serene 4-piece ensuite with a jet tub and tile flooring, perfect for relaxing at the end of the day. The 2-piece main bath and laundry room also enjoy easy-care tile floors. Downstairs, you'll find two additional spacious bedrooms, a family room with a cozy fireplace, and a 4-piece bath complete with modern tile finishes. The garage is a dream, featuring an epoxy floor, electric heater, and two large shelving units that will stay for added storage. The deck at the back is fully enclosed with screen and a plexiglass roof so you can enjoy time out there year round if the weather permits. It creates nice privacy as well. There is also a gas line for a BBQ. The yard is beautiful with trees and bushes for added privacy plus there is a sprinkler system both front and back. This home is as functional as it is beautiful, with thoughtful extras like a few new lights, new faucets in kitchen and powder room, a water softener with filtration system, central vac, A/C, a 2013 furnace and hot water tank. The location is fantastic, on a quiet street, the High River Golf Course is just minutes away. Other conveniences such as groceries are in close proximity as well. A beautiful community with friendly neighbours, a peaceful 30 minute drive to Calgary. The perfect blend of comfort, style and practicality awaits!