

# \$574,900 - 709 Hampshire Way Ne, High River

MLS® #A2219707

## \$574,900

3 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 0.13 Acres

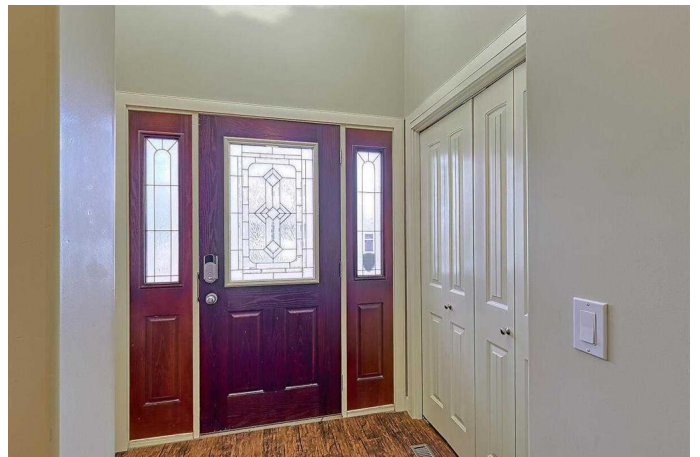
Hampton Hills, High River, Alberta

Great family home located in Hampton Hills High River. South facing rear pie shaped lot. Functional floor plan, main floor family room with fireplace, bright kitchen and nook with door onto large rear deck with gas line, 3 good size bedrooms up, large master/primary with 5pce ensuite. Den/Office located upstairs. All upper windows are tinted for extra heat and UV protection. Basement is developed with rec room and 2pce bath (can easily be converted to 3pce). Built in sound system in basement including amp, large full opening windows Central A/C. Rear yard is large could easily accommodate a second garage and or RV parking.

Built in 2007

## Essential Information

MLS® #	A2219707
Price	\$574,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,764
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey



Status	Active
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### Community Information

Address	709 Hampshire Way Ne
Subdivision	Hampton Hills
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt
Construction	Stone, Other
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	67
Zoning	TND

### Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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