

# \$599,000 - 1607 Sunshine Close Se, High River

MLS® #A2256927

**\$599,000**

5 Bedroom, 3.00 Bathroom, 1,343 sqft  
Residential on 0.15 Acres

Sunshine Meadow, High River, Alberta

Welcome to this stunning, fully finished bungalow on Sunshine Close, a quiet cul-de-sac in SE High River. This home is perfectly situated near the lake, walking paths, schools, and playgrounds.

Inside you'll love this unique and very functional layout, with soaring vaulted ceilings, and huge SW facing windows creating a bright and airy atmosphere. The spacious kitchen features custom wood cabinetry, a central island, and a breakfast bar with ample space for 4. The living room is a perfect spot for cozy evenings, anchored by a stunning stone-surround fireplace.

The main floor also includes a versatile space off the front entrance which would be perfect for a home office or 3rd bedroom. You'll love the main floor laundry room, second bedroom and full bathroom. The primary suite includes a walk-in closet and a private four-piece ensuite.

Downstairs, the fully finished basement offers even more living space, with a generous family room, 2 additional bedrooms and a three-piece bathroom. The large backyard with back alley access even has RV parking! The neighbours are wonderful and the location is perfect.

Let's go see it!

Built in 2000

## Essential Information

MLS® #

A2256927



|                |             |
|----------------|-------------|
| Price          | \$599,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,343       |
| Acres          | 0.15        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1607 Sunshine Close Se |
| Subdivision | Sunshine Meadow        |
| City        | High River             |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1V 1W4                |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Water Softener, Window Coverings               |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas, Living Room                                                                                                           |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Other                                                                   |
| Lot Description   | Back Lane, Cul-De-Sac, Irregular Lot, Landscaped, Level, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Stone, Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 6                 |
| Zoning         | TND               |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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