

# \$375,000 - 1 Stonehouse Crescent Nw, High River

MLS® #A2209503

**\$375,000**

3 Bedroom, 3.00 Bathroom, 1,488 sqft

Residential on 0.04 Acres

Eagleview Estates, High River, Alberta

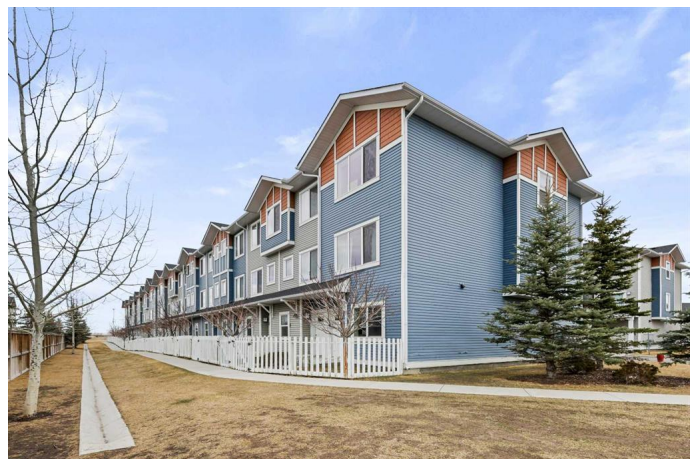
Beautiful End Unit Townhome with Modern Finishings – A Prime chance to get into the market or great investment opportunity in High River.

Welcome to this bright and modern end-unit townhome in the heart of High River—where comfort, style, and functionality come together. Perfectly positioned with a south-facing front and an abundance of windows, this home is flooded with natural light and offers Mountain Views from the upper level.

Whether you're a first-time buyer, a growing family, or an investor seeking a turnkey opportunity, this property checks all the boxes.

Step inside to a spacious entry-level featuring a generous coat closet, a dedicated office space(or could be a 4th bedroom), a convenient half bath, and access to the single attached garage—plus plenty of storage throughout the home.

Upstairs, the open-concept main level boasts 9'™ ceilings, creating an airy, modern feel. Enjoy the comfort of an ample living space, a dedicated dining area, and a functional kitchen complete with a centre island and flush eating bar, granite countertops throughout, and sleek finishes. The rear upper deck, equipped with a BBQ gas line, offers the perfect spot to relax on in the coming summer days.



The upper floor features three generously sized bedrooms, including a sun-filled primary suite with dual closets and a private 4-piece ensuite with a granite countertop. New carpet throughout this level adds a fresh, cozy touch. Youâ€™ll also find another spacious 4-piece bath and a convenient laundry space just steps from the bedrooms.

Whether you're looking to settle in or add to your investment portfolio, this home is a rare find in a well-maintained community. Donâ€™t miss your chance to own a beautiful, low-maintenance, modern property.

Built in 2014

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2209503      |
| Price          | \$375,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,488         |
| Acres          | 0.04          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1 Stonehouse Crescent Nw |
| Subdivision | Eagleview Estates        |
| City        | High River               |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1V 0G3                  |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Visitor Parking                                          |
| Parking Spaces | 2                                                        |
| Parking        | Driveway, Insulated, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                                        |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                     |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                                        |
| Basement          | None                                                                                                                                        |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | BBQ gas line             |
| Lot Description   | Landscaped, Views        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 25              |
| Zoning         | TND             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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