

## 211 Lineham Acres Close NW High River, Alberta

**MLS # A2260340**



# \$699,000

<b>Division:</b>	Lineham Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island		

**Inclusions:** Shed, window coverings, TV mounts, 2nd refrigerator in basement, garage door opener & remote(s), reverse osmosis (as is - never used by current owner)

This beautifully maintained walk-out bungalow offers 5 bedrooms, 3 bathrooms, and 2755 sq. ft. of living space designed for both family living and entertaining. The main level welcomes you with vaulted ceilings, fresh paint (2021), and a thoughtful layout that includes a bright living area, 3 bedrooms, main floor laundry, and updated hardwood flowing from the kitchen into the hallway. The fully finished walk-out level has 2 bedrooms, 1 bathroom, a spacious family room with a cozy fireplace, and plenty of storage. Outdoors, enjoy multiple spaces to relax or host — a front deck/patio for morning coffee, a rear deck overlooking green space, a walk-out patio, and a fire pit area. Additional highlights include a double attached garage, central A/C, and a quiet cul-de-sac location. With its blend of comfort, updates, and inviting outdoor living, this home is ready to welcome its next owners.