# \$709,900 - 809 Hampshire Crescent Ne, High River

MLS® #A2178914

## \$709,900

3 Bedroom, 3.00 Bathroom, 1,705 sqft Residential on 0.12 Acres

Hampton Hills, High River, Alberta

This Timber Creek Home is nestled in the desirable community of Hampton Hills in High River located on a south backing corner lot. This beautiful two-storey, oversized triple car garage home has an amazing layout and modern living space. Flooring throughout the home consists of carpet and highly durable laminate along with quartz countertops in the kitchen and bathrooms. The open concept kitchen is a dream for any chef, all connected to the dining nook and great room with gas fireplace. This level also includes your mudroom and powder room. Heading upstairs is where you'II find the master suite with private ensuite and walk-in-closet. You will also find the two spare bedrooms, a 4-peice bathroom, a vaulted ceiling bonus room and convenient laundry facilities. The undeveloped basement could be developed by the builder to suit your needs. This is a family oriented community close to schools, shopping and recreation so this home is perfect for any lifestyle. Call for your private viewing today!



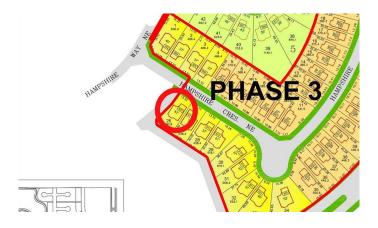


Built in 2025

#### **Essential Information**

MLS® # A2178914 Price \$709,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2



Half Baths 1

Square Footage 1,705
Acres 0.12

Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 809 Hampshire Crescent Ne

Subdivision Hampton Hills

City High River

County Foothills County

Province Alberta
Postal Code T1V 0E3

#### **Amenities**

Parking Spaces 6

Parking Alley Access, See Remarks, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, French Door, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows,

Walk-In Closet(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Corner Lot, Cul-De-Sac, Level

Roof Asphalt Shingle

Construction See Remarks, Stone, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed November 13th, 2024

Days on Market 158
Zoning TND

# **Listing Details**

Listing Office Century 21 Foothills Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.