

# \$739,000 - 316 Lineham Acres Drive Nw, High River

MLS® #A2223748

**\$739,000**

5 Bedroom, 3.00 Bathroom, 1,460 sqft

Residential on 0.21 Acres

Lineham Acres, High River, Alberta

GORGEOUS OVERSIZED LOT BACKING ONTO NATURAL DISTRICT, VAULTED CEILING, open concept plan with 2700SQFT+ of living area, five bedrooms, main floor den, WALK-OUT BASEMENT – truly, this bilevel bungalow checks them all! Step inside (click 3D for virtual walkthrough), and you will fall in love with this home’s warm ambiance and beautiful setting. MAIN LEVEL features stunning open concept kitchen with pantry and island, living room with corner fireplace, dining area overlooking back yard, primary bedroom with ensuite bathroom and walk-in closet, and second bedroom plus full bathroom. ENTRY LEVEL a few steps down features home office to one side. LOWER LEVEL features spacious layout, huge windows that flood this space with natural light, in-floor heating, large recreation room, three more bedrooms and full bathroom. All in, this home offers an impressive 5 bedrooms, 1 den, plus 3 full bathrooms. OVERSIZED (21’3” x 24’0”) DOUBLE GARAGE is insulated, drywalled and heated (gas). THEN THERE IS THIS HOME’S BACK YARD PARADISE – oh my, truly a private oasis within a nature reserve, and nearly double the size of most lots in town. Lot backs onto designated natural area and offers plenty of room and privacy for endless hours of outdoor relaxation and fun in the summer, and room for skating rink in winter. Did we mention AC, solar panels that have essentially eliminated electric bills for sellers, and new hot water tank? If you



are looking for a spacious bungalow in perfect serene setting, then this is the one!! RECENT UPDATES: solar panels \$26K (2024), new hot water heater \$5K (2024), new paint throughout (2025)

Built in 2003

**Essential Information**

MLS® #	A2223748
Price	\$739,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,460
Acres	0.21
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	316 Lineham Acres Drive Nw
Subdivision	Lineham Acres
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1W7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer

Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	28
Zoning	TND

## Listing Details

Listing Office	CIR Realty
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