

# \$724,900 - 718 Hampshire Cove Ne, High River

MLS® #A2229067

**\$724,900**

4 Bedroom, 4.00 Bathroom, 2,063 sqft

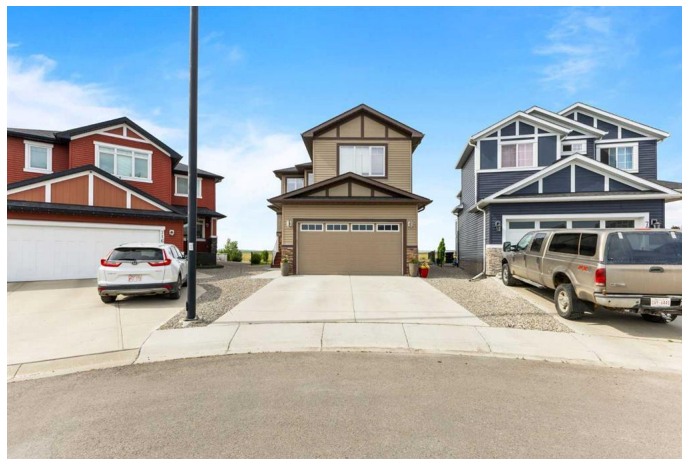
Residential on 0.14 Acres

Hampton Hills, High River, Alberta

Embrace serenity in this exceptional, fully finished home that seamlessly combines modern luxury with small-town charm. Nestled in the prestigious Hampton Hills community of High River, this property backs directly onto lush greenspace, offering privacy, tranquility, and stunning views.

The main floor invites you into its sophisticated ambiance, boasting lofty 9'™ ceilings and sleek hardwood floors. Its open-plan layout enhances the airy atmosphere, perfectly suited for family gatherings and social occasions. The living room, bathed in sunlight, showcases an eye-catching stone fireplace as its centerpiece. Adjacent is a bright dining area, perfect for family meals, and direct access to a large deck with a gas line for your BBQ, ideal for outdoor gatherings with family and friends. From your dining room, your gourmet kitchen awaits. Equipped with white quartz countertops, stainless steel appliances including a gas stove, and a practical walk-through pantry. Additional features include a roomy mudroom with built-in shelving and a stylish 2-piece guest bathroom.

Ascending to the upper level, you'll discover a space designed for comfort and practicality. A bonus room with striking vaulted ceilings offers a versatile area for relaxation or entertaining. Two spacious bedrooms and a laundry room, thoughtfully positioned for convenience. The primary suite serves as a true retreat. It boasts a generously sized walk-in closet and a luxurious 5-piece ensuite,



complete with a deep soaking tub, dual granite vanities, and elegant finishes.

The fully finished basement offers fresh, modern appeal and flexibility to suit your needs. A sprawling recreation room presents an ideal setting for entertainment or leisure activities. A beautifully designed 3-piece bathroom features a NEW walk-in shower, while a fourth expansive bedroom is perfect for guests or use as a home office.

Hampton Hills is perfectly located, close to shopping centers, schools, dining options, and green spaces, all while maintaining easy connections to Calgary and Okotoks. Schedule your private viewing today!

Built in 2017

### Essential Information

MLS® #	A2229067
Price	\$724,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,063
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	718 Hampshire Cove Ne
Subdivision	Hampton Hills
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V0E6

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

## Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Level, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 8th, 2025
Days on Market	9
Zoning	TND

## Listing Details

Listing Office	Nineteen 88 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.