

# \$399,900 - 116 Baker Creek Drive Sw, High River

MLS® #A2245177

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,154 sqft

Residential on 0.08 Acres

McLaughlin Meadows, High River, Alberta

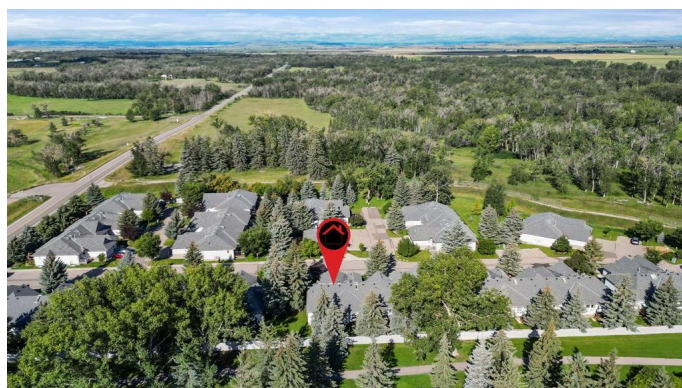
Welcome Home to Baker Creek Village, where comfort meets quiet country charm! This beautifully maintained bungalow offers over 2180 sq ft of total developed living space, complete with a double attached garage and with direct access to peaceful green space and walking paths. Inside, you'll find a bright, open-concept main floor. Vaulted ceilings, a skylight, and large windows fill the space with an abundance of natural light. The kitchen flows seamlessly into the dining and living areas—perfect for everyday living and entertaining. The main level features a primary bedroom, a second bedroom/den, a 3-piece bathroom, and convenient main-floor laundry as well as additional laundry in the basement. Downstairs, enjoy the spacious family/rec room, a third bedroom, a 4-piece bathroom, and a flex/storage room. Step outside to an east-facing back deck and enjoy the serene surroundings—birds, deer, and fresh country air await. The inviting front porch, ample visitor parking, and end unit location make this home even more desirable. Quiet small-town adult living just minutes from amenities—this is the one you've been waiting for! Don't miss out—book your private showing today!

Built in 1999

## Essential Information

MLS® #                      A2245177

Price                         \$399,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,154
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	116 Baker Creek Drive Sw
Subdivision	McLaughlin Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1V6

### **Amenities**

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
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Lot Description	Landscaped, Close to Clubhouse
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	TND

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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