

# \$674,900 - 625 Hampshire Way Ne, High River

MLS® #A2249648

**\$674,900**

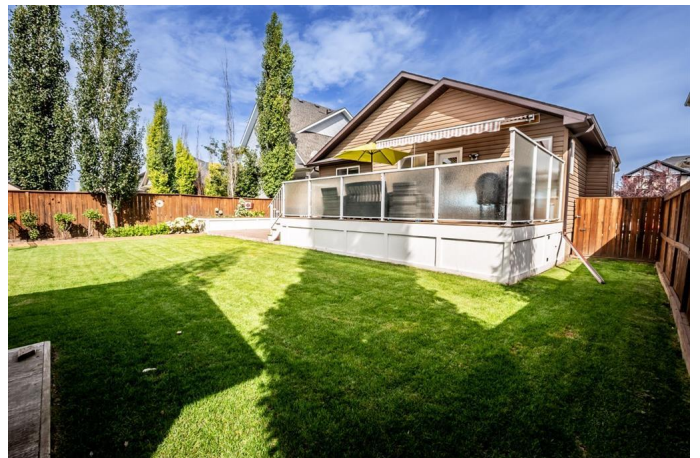
4 Bedroom, 3.00 Bathroom, 1,305 sqft

Residential on 0.14 Acres

Hampton Hills, High River, Alberta

You just found your new home! This original owner property has been lovingly cared for and features a plethora of extras added over the years. The first thing you will notice upon entry is the vast vaulted ceiling from the front of the main living space all the way to the rear, paired with sprawling hardwood flooring. The dining space resides between the living room, featuring a gas fireplace, and the kitchen, which offers plenty of space for large family gatherings or entertaining guests. The rear door leads to a newer deck with vinyl/trex decking, stamped concrete and an included hot-tub! The generously sized master retreat offers a walk-in closet as well as a full 4pc ensuite bathroom with soaker tub and stand alone shower. There is a guest bedroom and full 4pc bathroom down the hallway, and the large mudroom houses the main floor laundry area. Both the basement and the double garage have in-floor heat giving optimal warmth during the winter months. The large recreation room in the basement has durable ceramic tile flooring, built-in cabinetry and is complimented with a wet bar including upper cabinets and mini fridge! There are 2 large bedrooms and a 3rd full bathroom in the basement completing this well appointed bungalow. The backyard has been well kept and has a garden shed to store supplies year round. Book your private viewing today and make this one Your Home, Your Castle!

Built in 2009



## Essential Information

MLS® #	A2249648
Price	\$674,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,305
Acres	0.14
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	625 Hampshire Way Ne
Subdivision	Hampton Hills
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0B2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 18th, 2025
Days on Market	1
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.