

# \$549,900 - 709 Hampshire Way Ne, High River

MLS® #A2256472

**\$549,900**

3 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 0.13 Acres

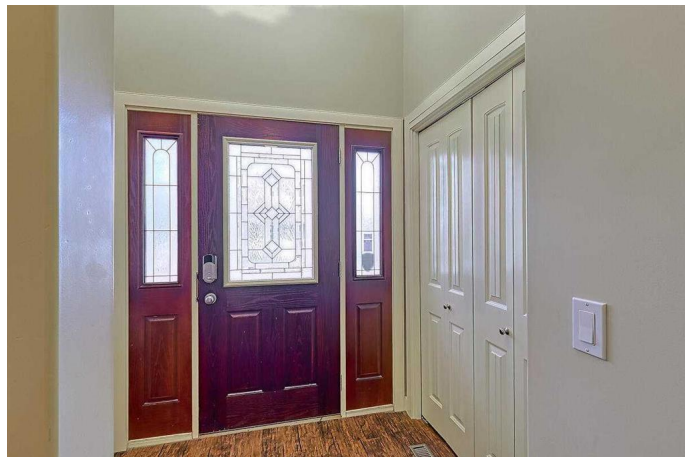
Hampton Hills, High River, Alberta

Great family home located in Hampton Hills High River. South facing rear pie shaped lot. Functional floor plan, main floor family room with fireplace, bright kitchen and nook with door onto large rear deck with gas line, 3 good size bedrooms up, large master/primary with 5pce ensuite. Den/Office located upstairs. Basement is developed with rec room and 2pce bath (can easily be converted to 3pce). Built in sound system in basement including amp, large full opening windows Central A/C. Rear yard is large could easily accommodate RV parking.

Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256472    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,764       |
| Acres          | 0.13        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 709 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 | See Remarks                                                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Family Room, Gas, Mantle, Tile                                                                                   |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Other, Stone                     |
| Foundation        | Poured Concrete                  |

## Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 12th, 2025 |
| Zoning      | TND                  |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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