

# \$375,000 - 37 Stonehouse Crescent Nw, High River

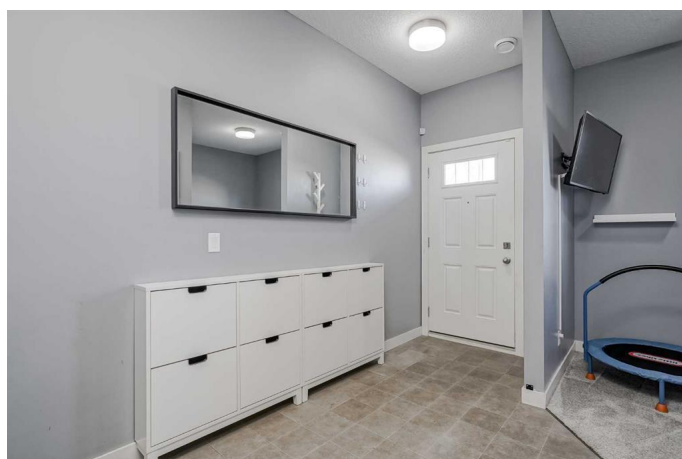
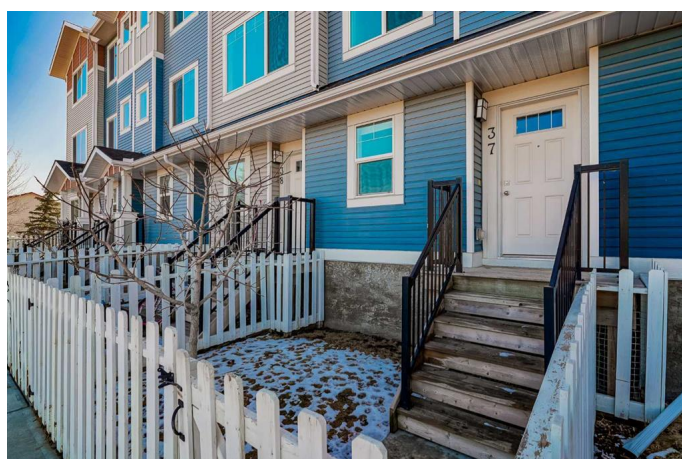
MLS® #A2205063

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,277 sqft  
Residential on 0.00 Acres

Eagleview Estates, High River, Alberta

Welcome to Stonehouse â€“ High River Townhomes. This well-kept townhome has a modern look in 1277 sq. ft. of developed living space. It is conveniently located in one of the premier locations in the complex, with no neighbours behind, and close to one of the 2 main entrances. This home with very low condo fees is perfect for a small family or investors. On the entrance level you have 2 options of entry, through the single car garage with driveway or from the sidewalk side with small front yard. This level has a flex room and a half bathroom. Up the newly carpeted stairway to the main level, you will enjoy the open concept layout with dining and living room spaces adjacent, perfect for entertaining guests or family gatherings. A beautiful kitchen with black / stainless steel appliances, quartz countertops, numerous gorgeous cabinets and large island provides plenty of extra counter space. A south side deck is right off the kitchen with gas line and convenient for enjoying the outdoors or BBQing. The upper level has 3 total bedrooms including the primary with walk-in closet. Additionally, there is a dedicated laundry room and full bathroom with soaker tub. High River is a wonderful and safe community. Close to schools, parks, a recreation complex and many amenities close by including a golf course Sobeys, Shoppers Drug Mart, countless restaurants and unique shops located in the historic downtown district. Just minutesâ€™ drive to Highway 2 and a short drive from hikes and trails in Kananaskis



Country. Schedule your private showing quickly and enjoy the perfect mix of convenience, comfort, and affordability!

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2205063      |
| Price          | \$375,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,277         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 37 Stonehouse Crescent Nw |
| Subdivision | Eagleview Estates         |
| City        | High River                |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1V 1G1                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,                        |

|          |  |
|----------|--|
|          | Refrigerator, Washer, Window Coverings |
| Heating  | Forced Air                             |
| Cooling  | None                                   |
| Basement | None                                   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line                                   |
| Lot Description   | Backs on to Park/Green Space, Low Maintenance Landscape |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 5             |
| Zoning         | TND           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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