

\$749,900 - 307 Lineham Acres Place Nw, High River

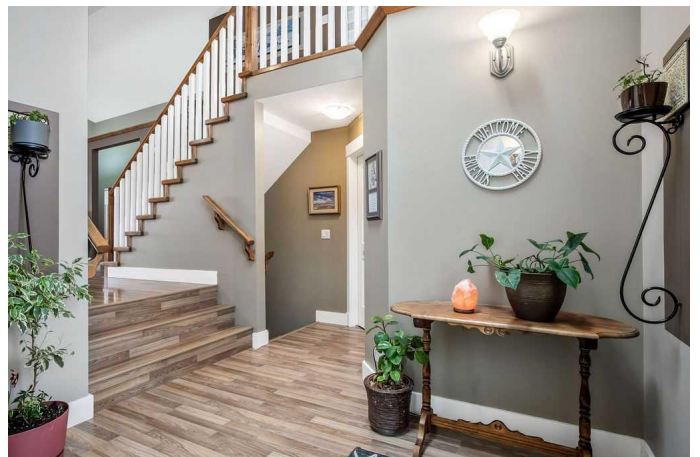
MLS® #A2205559

\$749,900

6 Bedroom, 3.00 Bathroom, 1,828 sqft
Residential on 0.18 Acres

Lineham Acres, High River, Alberta

If you find new builds a little cookie-cutter and crave something unique, elegant and thoughtfully designed, look no further! This original-owner, custom-build home is a masterpiece that combines luxurious craftsmanship with warmth and comfort. Backing onto a serene green space and nestled on a quiet, private cul-de-sac, it offers the perfect blend of privacy and convenience - just two minutes from the golf course and clubhouse, and only thirty minutes to Calgary! From the moment you step into the spacious, grand entryway, you'll be greeted by an abundance of natural light and an open, inviting layout that takes you through the spectacular chef's kitchen, with expansive countertops, plentiful custom alder cabinetry, a large island, a gas range, and a generous pantry. The kitchen is designed for both functionality and elegance, with ample space for a large dining table, perfect for family gatherings and, leading out to the expansive deck (complete with a gas hook-up), create a seamless indoor/outdoor living experience. There's even room for additional comfortable seating in the kitchen/dining area -ideal for cozy moments, casual entertaining and quiet mornings with coffee. Up just a few stairs, the living room (currently used as a home office) is bathed in natural light and overlooks the entryway and the kitchen/dining space below. This home offers the perfect balance of open-concept living with a subtle, thoughtful separation of the more private spaces. The



main floor features three spacious bedrooms, including the luxurious primary suite with generous walk-in closet and a spa-style ensuite, while the other two generously sized bedrooms are separated by a well-appointed 4-piece family bathroom. Heading down to the basement, youâ€™ll pass the large laundry/mud room, with its abundance of storage, that leads to the over-sized double attached garage. The fully developed, walkout basement is a versatile space that contains a further three bedrooms - currently utilised as a gym, office, and craft room - together with another 4-piece bathroom, plenty of storage, and a huge family room with gas fireplace, offering endless possibilities for how you choose to use the space. It makes a perfect guest suite, or for guests, teens, family living, or whatever would provide best options for your lifestyle. It's easy to imagine turning one of the bedrooms into a second kitchen and creating a self-contained suite, making it perfect for multi-generational living, guests, rental income or providing your adult children their own space while they work to get their feet on the property ladder. The fully-fenced backyard, complete with secure dog run, is often visited by deer from the adjacent greenspace, adding to the peaceful, natural tranquility of the private yard. This exceptional family home offers a perfect harmony of elegance, comfort and unparalleled convenience in a tranquil, private setting. Don't miss the opportunity to make it yours!

Built in 2004

Essential Information

MLS® #	A2205559
Price	\$749,900
Bedrooms	6
Bathrooms	3.00

Full Baths	3
Square Footage	1,828
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	307 Lineham Acres Place Nw
Subdivision	Lineham Acres
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1W7

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Mantle, Raised Hearth
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run
-------------------	--------------------------------

Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	4
Zoning	TND

Listing Details

Listing Office	Keyhole Real Estate
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.