

# \$729,500 - 902 Macleod Trail Sw, High River

MLS® #A2180603

**\$729,500**

4 Bedroom, 3.00 Bathroom, 1,516 sqft

Residential on 0.10 Acres

McLaughlin Meadows, High River, Alberta

This 4-bedroom, 1515 square foot bungalow is brand new and located on a corner lot in the highly desired west end neighbourhood. The main floor has a modern, open floorplan with LVP throughout and there are 2 bedrooms, a bright living room with an electric wall fireplace, and large laundry/mudroom. Quartz counters, high end appliances, large island, undermount sink and generous cupboard space make up the luxury kitchen. The primary bedroom has built in cabinetry in the walk-in closet and a 5-piece ensuite complete with a large soaker tub. The fully finished basement has 2 more large bedrooms, a 4-piece washroom, bonus room, storage space, and an oversized rec room with a built-in wet bar and eye-catching fireplace. Located in the mature West end of town, this home is conveniently located within walking distance to shopping, schools, parks, and the Happy Trails. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2180603  |
| Price          | \$729,500 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,516     |



|            |             |
|------------|-------------|
| Acres      | 0.10        |
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 902 Macleod Trail Sw |
| Subdivision | McLaughlin Meadows   |
| City        | High River           |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1V 1C1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s), Built-in Features, Closet Organizers, Double Vanity, Vinyl Windows, Kitchen Island, Quartz Counters, Soaking Tub |
| Appliances        | Dishwasher, Refrigerator, Built-In Oven, Gas Range, Range Hood                                                                      |
| Heating           | Forced Air                                                                                                                          |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                   |
| Fireplaces        | Electric, Living Room, Recreation Room                                                                                              |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 31st, 2024 |
| Days on Market | 167                 |
| Zoning         | TND                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Southern Realty |
|----------------|------------------------|

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.