

# \$495,000 - 512 Lineham Acres Drive Nw, High River

MLS® #A2259864

**\$495,000**

3 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.09 Acres

Lineham Acres, High River, Alberta

For more information, please click the "More Information" button.

Lineham Acres duplex with a fully contained basement illegal suite. Separate entrance, laundry and kitchen. Full 5 piece appliance package for the upstairs and downstairs. The home has a walkout entrance that backs out onto a central park with playground, picnic area and open field for activities. Outstanding neighbors on each side and a quiet area one block from the Highwood golf and country club. Features include a double garage with high ceiling, remotes and entry pad. Central air conditioning, double patio with stairs going down into the yard. The roof is new in 2024, upstairs renovated in 2021, fridge, stove, washer and dryer upstairs are all new. The stove is gas with an air fryer built in. Dishwasher in the basement is new as well. There is a double concrete driveway and a third parking spot made from recycled asphalt. High River is an outstanding community close to Calgary. Do not miss out!

Built in 1997

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2259864  |
| Price      | \$495,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,174                  |
| Acres          | 0.09                   |
| Year Built     | 1997                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 512 Lineham Acres Drive Nw |
| Subdivision | Lineham Acres              |
| City        | High River                 |
| County      | Foothills County           |
| Province    | Alberta                    |
| Postal Code | T1V 1T3                    |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 5                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Laminate Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Track Lighting                                                                                                                                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Range, Electric Stove, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Cooktop, Gas Range, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Gas Oven, Warming Drawer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                   |
| Basement          | Finished, Full, Suite                                                                                                                                                                                                                                                                                                                 |

**Exterior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Playground, Private Entrance, Storage, Rain Gutters                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Greenbelt, Lawn, Level, No Neighbours Behind, Treed |
| Roof              | Asphalt Shingle                                                                              |
| Construction      | Concrete, Stucco, Wood Frame                                                                 |
| Foundation        | Poured Concrete                                                                              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 3                    |
| Zoning         | TND                  |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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