

# \$420,000 - 305 Baker Creek Rise Sw, High River

MLS® #A2217036

**\$420,000**

3 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.08 Acres

McLaughlin Meadows, High River, Alberta

Welcome Home to Baker Creek Village, where comfort meets quiet country charm! This beautifully maintained one-owner semi-detached bungalow villa offers over 2,160 sq ft of total developed living space, complete with a double attached garage and backing onto peaceful green space and walking paths. Inside, you'll find a bright, open-concept main floor with durable linoleum & luxury vinyl plank flooring throughout. Vaulted ceilings, a skylight, and large windows fill the space with tons of natural lighting. The kitchen flows seamlessly into the dining and living areas—perfect for everyday living and entertaining. The main level features a primary bedroom, a second bedroom/den, a 3-piece bathroom, and convenient main floor laundry. Downstairs, enjoy the spacious family room centered around a beautiful gas stove—ideal for cozy nights. The lower level also includes a third bedroom and a 4-piece bathroom, a flex room, and a storage room. Step outside to a south-facing back deck and enjoy the serene surroundings—birds, deer, and fresh country air await. The inviting front porch, ample visitor parking, and quiet end unit location make this home even more desirable.

Quiet small-town adult living just minutes from amenities—this is the one you've been waiting for!

Don't miss out—book your private showing today!



Built in 1999

## Essential Information

MLS® #	A2217036
Price	\$420,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,162
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	305 Baker Creek Rise Sw
Subdivision	McLaughlin Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1V7

## Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
Days on Market	2
Zoning	TND

### Listing Details

Listing Office	Century 21 Bravo Realty
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