

# \$449,900 - 315 De Foras Close Nw, High River

MLS® #A2248124

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.09 Acres

High River Golf Course, High River, Alberta

Welcome to this De Foras Close Villa, with double attached garage Located in Polo Park. The main level of this home has vaulted ceilings, a bright, spacious and open concept design, with lots of windows and a ton of natural light. A large primary bedroom with a cheater ensuite, and walk in closet, as well as a great office/den. The kitchen has lots of cabinet and counter space, as well as an eating bar. There is a fantastic dinning space, and you can cozy up in the living room, in front of your natural gas fireplace. The basement is finished with a second bathroom and makes a great family/rec/hobby room and has plenty of space for all your family and friends. An added bonus is the covered SE facing back deck, that gets the warmth of the sun in the morning and the shade on a hot summer afternoon.

Built in 1994

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248124    |
| Price          | \$449,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,075       |
| Acres          | 0.09        |
| Year Built     | 1994        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bungalow |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 315 De Foras Close Nw  |
| Subdivision | High River Golf Course |
| City        | High River             |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1V 1R2                |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Clubhouse, Recreation Room, Visitor Parking |
| Parking Spaces | 4                                           |
| Parking        | Double Garage Attached, Driveway            |
| # of Garages   | 2                                           |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Recreation Facilities |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Washer/Dryer, Window Coverings                                                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                     |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                        |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Balcony                                                            |
| Lot Description   | Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Lawn |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 38                |
| Zoning         | TND               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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