

# \$649,900 - 625 Hampshire Way Ne, High River

MLS® #A2249648

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,305 sqft

Residential on 0.14 Acres

Hampton Hills, High River, Alberta

**PRICE IMPROVEMENT!!!** You just found your new home! This original owner property has been lovingly cared for and features a plethora of extras added over the years. The first thing you will notice upon entry is the vast vaulted ceiling from the front of the main living space all the way to the rear, paired with sprawling hardwood flooring. The dining space resides between the living room and the kitchen, which offers plenty of space for large family gatherings or entertaining guests. The rear door leads to a newer deck with vinyl/trex decking, stamped concrete and an included hot-tub! The generously sized master retreat offers a walk-in closet as well as a full 4pc ensuite bathroom with soaker tub and stand alone shower. There is a guest bedroom and full 4pc bathroom down the hallway, and the large mudroom houses the main floor laundry area. Both the basement and the double garage have in-floor heat giving optimal warmth during the winter months. The large recreation room in the basement has durable ceramic tile flooring, built-in cabinetry and is complimented with a wet bar including upper cabinets and mini fridge! There are 2 large bedrooms and a 3rd full bathroom in the basement completing this well appointed bungalow. The backyard has been well kept and has a garden shed to store supplies year round. Book your private viewing today and make this one Your Home, Your Castle!

Built in 2009



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249648    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,305       |
| Acres          | 0.14        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 625 Hampshire Way Ne |
| Subdivision | Hampton Hills        |
| City        | High River           |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1V 0B2              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                         |
| Heating           | In Floor, Forced Air                                                                       |
| Cooling           | None                                                                                       |
| Fireplaces        | Living Room                                                                                |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Lot Description | Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot |
| Roof            | Asphalt Shingle                                                  |
| Construction    | Vinyl Siding, Wood Frame, Cedar                                  |
| Foundation      | Poured Concrete                                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 23                |
| Zoning         | TND               |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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