

# \$709,900 - 809 Hampshire Crescent Ne, High River

MLS® #A2178914

**\$709,900**

3 Bedroom, 3.00 Bathroom, 1,705 sqft  
Residential on 0.12 Acres

Hampton Hills, High River, Alberta

This Timber Creek Home is nestled in the desirable community of Hampton Hills in High River located on a south backing corner lot. This beautiful two-storey, oversized triple car garage home has an amazing layout and modern living space. Flooring throughout the home consists of carpet and highly durable laminate along with quartz countertops in the kitchen and bathrooms. The open concept kitchen is a dream for any chef, all connected to the dining nook and great room with gas fireplace. This level also includes your mudroom and powder room. Heading upstairs is where you'll find the master suite with private ensuite and walk-in-closet. You will also find the two spare bedrooms, a 4-piece bathroom, a vaulted ceiling bonus room and convenient laundry facilities. The undeveloped basement could be developed by the builder to suit your needs. This is a family oriented community close to schools, shopping and recreation so this home is perfect for any lifestyle. Call for your private viewing today!



Built in 2025

## Essential Information

MLS® #	A2178914
Price	\$709,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,705
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	809 Hampshire Crescent Ne
Subdivision	Hampton Hills
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0E3

### Amenities

Parking Spaces	6
Parking	Alley Access, See Remarks, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
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Lot Description	Back Lane, Corner Lot, Cul-De-Sac, Level
Roof	Asphalt Shingle
Construction	See Remarks, Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 13th, 2024
Days on Market	170
Zoning	TND

**Listing Details**

Listing Office	Century 21 Foothills Real Estate
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