

# \$729,000 - 316 Lineham Acres Drive Nw, High River

MLS® #A2247957

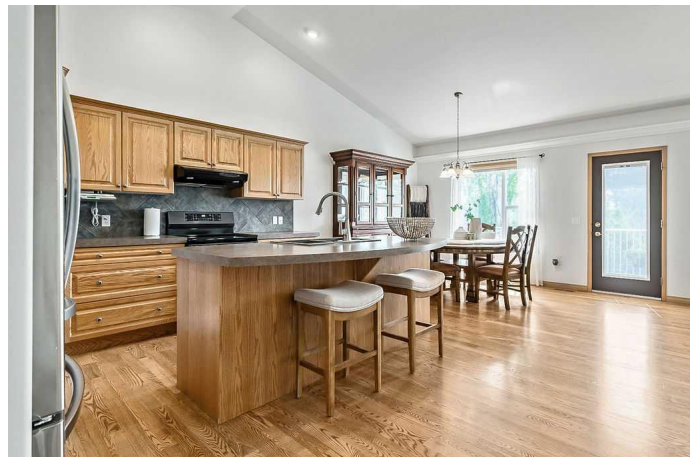
**\$729,000**

5 Bedroom, 3.00 Bathroom, 1,460 sqft

Residential on 0.21 Acres

Lineham Acres, High River, Alberta

GORGEOUS OVERSIZED LOT BACKING ONTO NATURAL DISTRICT, VAULTED CEILING, open concept plan with 2700SQFT+ of living area, five bedrooms, main floor den, WALK-OUT BASEMENT – truly, this bilevel bungalow checks them all! Step inside (click 3D for virtual walkthrough), and you will fall in love with this home’s warm ambiance and beautiful setting. MAIN LEVEL features stunning open concept kitchen with pantry and island, living room with corner fireplace, dining area overlooking back yard, primary bedroom with ensuite bathroom and walk-in closet, and second bedroom plus full bathroom. ENTRY LEVEL a few steps down features home office to one side. LOWER LEVEL features spacious layout, huge windows that flood this space with natural light, in-floor heating, large recreation room, three more bedrooms and full bathroom. All in, this home offers an impressive 5 bedrooms, 1 den, plus 3 full bathrooms. OVERSIZED (21’ x 24’) DOUBLE GARAGE is insulated, drywalled and heated (gas). THEN THERE IS THIS HOME’S BACK YARD PARADISE – oh my, truly a private oasis within a nature reserve, and nearly double the size of most lots in town. Lot backs onto designated natural area and offers plenty of room and privacy for endless hours of outdoor relaxation and fun in the summer, and room for skating rink in winter. Did we mention AC, solar panels that have essentially eliminated electric bills for sellers, and new hot water tank? If you



are looking for a spacious bungalow in perfect serene setting, then this is the one!! RECENT UPDATES: solar panels \$26K (2024), new hot water heater \$5K (2024), new paint throughout (2025)

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247957    |
| Price          | \$729,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,460       |
| Acres          | 0.21        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 316 Lineham Acres Drive Nw |
| Subdivision | Lineham Acres              |
| City        | High River                 |
| County      | Foothills County           |
| Province    | Alberta                    |
| Postal Code | T1V 1W7                    |

**Amenities**

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

**Interior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Walk-In Closet(s)                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |

|                 |                          |
|-----------------|--------------------------|
| Heating         | In Floor, Forced Air     |
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Private Yard                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Views |
| Roof              | Asphalt Shingle                                |
| Construction      | Stone, Stucco, Wood Frame                      |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 2                   |
| Zoning         | TND                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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