

# \$495,000 - 512 Lineham Acres Drive Nw, High River

MLS® #A2259864

**\$495,000**

3 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.09 Acres

Lineham Acres, High River, Alberta

For more information, please click the "More Information" button.

Lineham Acres duplex with a fully contained basement illegal suite. Separate entrance, laundry and kitchen. Full 5 piece appliance package for the upstairs and downstairs. The home has a walkout entrance that backs out onto a central park with playground, picnic area and open field for activities. Outstanding neighbors on each side and a quiet area one block from the Highwood golf and country club. Features include a double garage with high ceiling, remotes and entry pad. Central air conditioning, double patio with stairs going down into the yard. The roof is new in 2024, upstairs renovated in 2021, fridge, stove, washer and dryer upstairs are all new. The stove is gas with an air fryer built in. Dishwasher in the basement is new as well. There is a double concrete driveway and a third parking spot made from recycled asphalt. High River is an outstanding community close to Calgary. Do not miss out!

Built in 1997

## Essential Information

MLS® #	A2259864
Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,174
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	512 Lineham Acres Drive Nw
Subdivision	Lineham Acres
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1T3

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Track Lighting
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Electric Stove, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Cooktop, Gas Range, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Gas Oven, Warming Drawer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

**Exterior**

Exterior Features	Courtyard, Playground, Private Entrance, Storage, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, Lawn, Level, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 24th, 2025
Days on Market	2
Zoning	TND

**Listing Details**

Listing Office	Easy List Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.