

\$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, Visitor Parking, Recreation Room
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, Recreation Facilities, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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	12
Zoning	TND

Listing Details

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

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.