

# \$399,900 - 116 Baker Creek Drive Sw, High River

MLS® #A2245177

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,154 sqft

Residential on 0.08 Acres

McLaughlin Meadows, High River, Alberta

Welcome Home to Baker Creek Village, where comfort meets quiet country charm! This beautifully maintained bungalow offers over 2180 sq ft of total developed living space, complete with a double attached garage and with direct access to peaceful green space and walking paths. Inside, you'll find a bright, open-concept main floor. Vaulted ceilings, a skylight, and large windows fill the space with an abundance of natural light. The kitchen flows seamlessly into the dining and living areas—perfect for everyday living and entertaining. The main level features a primary bedroom, a second bedroom/den, a 3-piece bathroom, and convenient main-floor laundry as well as additional laundry in the basement. Downstairs, enjoy the spacious family/rec room, a third bedroom, a 4-piece bathroom, and a flex/storage room. Step outside to an east-facing back deck and enjoy the serene surroundings—birds, deer, and fresh country air await. The inviting front porch, ample visitor parking, and end unit location make this home even more desirable. Quiet small-town adult living just minutes from amenities—this is the one you've been waiting for! Don't miss out—book your private showing today!

Built in 1999

## Essential Information

MLS® #                   A2245177

Price                     \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,154         |
| Acres          | 0.08          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 116 Baker Creek Drive Sw |
| Subdivision | McLaughlin Meadows       |
| City        | High River               |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1V 1V6                  |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Clubhouse                           |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### **Interior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vaulted Ceiling(s)                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas, Living Room                                                                                           |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

### **Exterior**

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                |
|-----------------|--------------------------------|
| Lot Description | Landscaped, Close to Clubhouse |
| Roof            | Shingle                        |
| Construction    | Vinyl Siding                   |
| Foundation      | Poured Concrete                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 8                 |
| Zoning         | TND               |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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