

# \$840,000 - 1718 High Park Drive Nw, High River

MLS® #A2211511

**\$840,000**

4 Bedroom, 4.00 Bathroom, 2,213 sqft  
Residential on 0.15 Acres

Highwood Village, High River, Alberta

New PRICE! BACKING INTO A GREEN AREA, WALK-OUT BASEMENT on large Lot in Highwood Village, High River  
New PRICE!... Welcome to this stunning family two-storey walkout home, With direct access to the adjacent park and extensive green space, this home offers unmatched outdoor enjoyment right from your backyard. Perfectly situated in the desirable NW neighbourhood of Highwood Village. Built in 2006 and nestled on an oversized 6,577 sq ft lot, this property backs onto a lush green space and is just minutes from the tranquil Highwood Lake – offering the perfect blend of nature, privacy, and convenience. Step inside to an inviting open-concept main floor, where you'll find a spacious family-sized kitchen featuring tile flooring, a large dining nook, and like-new stainless-steel appliances. Step out onto your private deck and enjoy your morning coffee while soaking in picturesque views of the green space and nearby pond. The bright and airy family room is designed for relaxation, complete with large windows that flood the space with natural light and a cozy gas fireplace. A formal dining room provides ample space for family gatherings and entertaining. A functional laundry/mud room with a sink completes the main level. Upstairs, NEWER CARPET has been installed throughout. The upper floor includes a cozy bonus room and three generously sized bedrooms, including a luxurious primary suite with a walk-in closet, breathtaking VIEWS, and a NEWLY



RENOVATED spa-inspired ensuite. Enjoy a double vanity, standalone tub, glass-enclosed shower, and a private water closet. The professionally developed WALKOUT basement features in-floor heating, a spacious fourth bedroom with a walk-in closet, a full bathroom, and an expansive family/recreation room – all illuminated by large windows that continue the bright, open feel of the home. Additional highlights include an OVERSIZED garage, a dog run, and ample space for RV or boat parking.

Don't miss this rare opportunity to own a beautifully updated home on one of the largest lots in Highwood Village!

Built in 2006

### **Essential Information**

MLS® #	A2211511
Price	\$840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,213
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1718 High Park Drive Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0A3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized
# of Garages	2
Waterfront	See Remarks

## Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), French Door
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Electric, Geothermal
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Blower Fan, Mantle, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Yard, Lawn, Rectangular Lot, Backs on to Park/Green Space, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	56
Zoning	TND

## Listing Details

Listing Office	RE/MAX House of Real Estate
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