

# **\$574,900 - 208 Highwood Village Place Nw, High River**

MLS® #A2213959

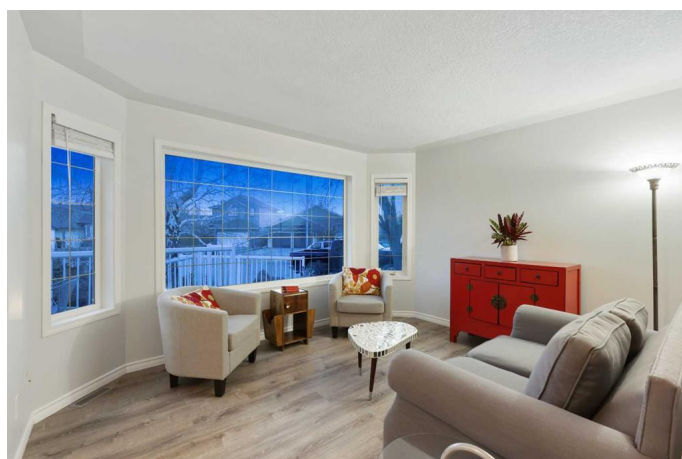
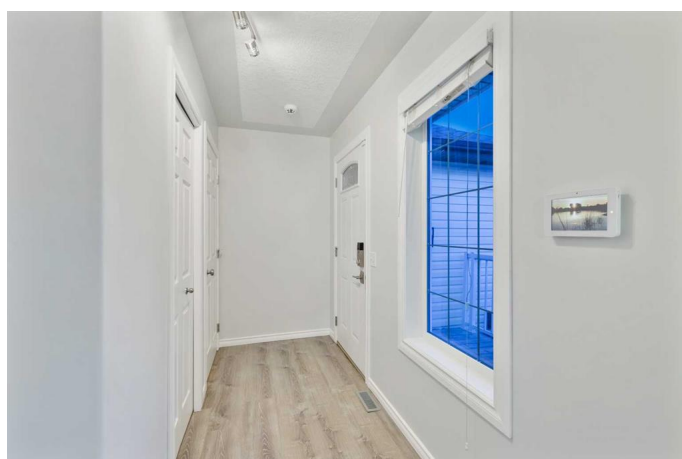
**\$574,900**

3 Bedroom, 4.00 Bathroom, 1,242 sqft

Residential on 0.14 Acres

Highwood Village, High River, Alberta

WELCOME to this IMMACULATE, AIR-CONDITIONED Bungalow that boasts 2,243.97 Sq Ft of Developed space in the SOUGHT-AFTER Community of Highwood Village! This CHARMING property features 2 Bedrooms (with potential for a 3rd), 3.5 Bathrooms including a PRIVATE EN-SUITE, all on a SPACIOUS 6,081 Sq Ft LOT in a CUL-DE-SAC complete with an attached INSULATED Oversized Double Garage with WIFI Capability! This EASY Access Home offers beautiful curb appeal with LOW-MAINTENANCE Landscaping, Eye-Catching Exterior Brick Detailing, and a WHEELCHAIR-ACCESSIBLE CONCRETE RAMP that leads to the Main Entryway and a accessible sideway leading to the MASSIVE backyard. Step inside to discover a WARM and INVITING atmosphere throughout. The Living room is just off the foyer, which is BRIGHT and AIRY with EXPANSIVE windows that flood the space with NATURAL Light. The CONVENIENT 2 pc Bath is nearby. There is also a dedicated HOME OFFICE, perfect for Remote Work or an IN-HOUSE CLINIC. The UPDATED Kitchen is truly the 'Heart of the Home', showcasing stylish Two-Toned Cabinetry, a Tiled Backsplash, Stone Countertops, a GRANITE Kitchen Island with a Breakfast Bar, SS Appliances including a BUILT-IN Dishwasher/Refrigerator and Double Oven Electric Stovetop, along with a handy CORNER Pantry. The PRIMARY Bedroom has a 3 pc EN-SUITE with a standing glass



shower for those mornings you need to get going. The WALK-IN closet is perfect for organizing clothing and your items. The 2nd Bedroom is a good size too, with a BIG window. The Washer and Dryer are located conveniently near the NEWLY RENOVATED 4 pc main Bath for added functionality with a Soaker Tub for those days you need to UNWIND after a long day. An EcoBee WIFI Thermostat WITH remote sensors. The FULLY Developed Basement features a LARGE Family room perfect for evening relaxation or watching movies/game nights together. There is a 3 pc bath with a standing shower, 2 Flex rooms to use as you creatively decide on, a potential 3rd Bedroom, and a LARGE Storage room. The Utility room has an Updated Furnace (2018), and a Hot Water Tank (2018). The A/C was done in 2018. NO history of flooding â€” this property STAYED DRY in BOTH 2005 and 2013. Outside, enjoy French doors that open to a GENEROUS Backyard filled with Raspberry & Saskatoon bushes, Apple trees, Nan King Cherry bushes, and Haskap bushes! Nearly 200 sq ft ENCLOSED GARDEN to keep wildlife out, RV Parking, a Detached Shed (more STORAGE!), and a PATIO complete with space for a FUTURE Fire pit to ENJOY looking up at the starry night or enjoying your morning coffee. Enjoy easy access to Longview Trail and High Country Drive, just 1 block from Notre Dame Collegiate, and a short walk to the High River Spray Park. MINUTES from the Highwood Golf Course, Rotary Forest, and Highwood Lake. Located in a NEIGHBOURLY Community, with walking distance to Schools, Shopping, and offers QUICK access to the highway for easy commutes. This very ACCESSIBLE and UNIQUE HOME has it all! Book your showing Today!

Built in 2000

## Essential Information

MLS® #	A2213959
Price	\$574,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,242
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	208 Highwood Village Place Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1V9

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Garbage Collection, Phone Connected
Parking Spaces	6
Parking	Double Garage Attached, Driveway, Garage Faces Front, Insulated, Oversized, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Chandelier, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Low Maintenance Landscape, Private, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	19
Zoning	TND

## Listing Details

Listing Office	RE/MAX House of Real Estate
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