

# \$679,900 - 1617 High Park Drive Nw, High River

MLS® #A2237583

**\$679,900**

3 Bedroom, 3.00 Bathroom, 2,110 sqft

Residential on 0.14 Acres

Highwood Village, High River, Alberta

Welcome home!!! This beauty is located conveniently on a great street and backs onto a green space and is a short walk to the lake and the park!! When you walk in you are welcomed by so many neat features from the converted closet at the entrance that is stylish and practical. The dining room that is painted a stunning grey and could also be used as a sitting room or a home office. Walk into the kitchen living room and you will see granite counter tops, new backsplash, new pantry door and new lighting. Tons of natural light floods this room making it a dream to work in. The living room is a generous size and features a gas fireplace perfect for taking the chill off on those cold winter nights. A sliding patio door leads out onto the 2 tiered deck that has built in seating! The floors have all been redone checking off all the things on the to do list. Upstairs is a huge bonus room and stunning hardwood floors through out the upper level. 2 good sized bedrooms and another 4 piece bath are located on this level. The primary bedroom features a large walk in closet and a 4 piece ensuite. Some of the tech features include a My Q wifi garage door opener, Eco B thermostat, August smart lock, Ring door bell and camera and a keypad on the garage. This house is move in ready and a must see!!!

Built in 2007

## Essential Information



MLS® #	A2237583
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,110
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1617 High Park Drive Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V0A4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Street Lighting, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	3
Zoning	TND

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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