\$595,000 - 208 Highwood Village Place Nw, High River

MLS® #A2213959

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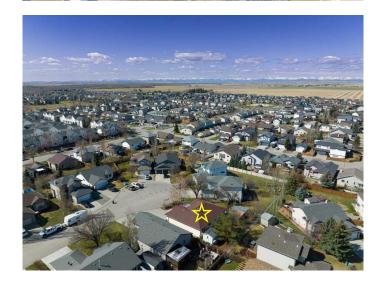
3 Bedroom, 4.00 Bathroom, 1,242 sqft Residential on 0.14 Acres

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 Double Garage with WIFI Capability! The 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 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 even 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. A NEWER 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 bushes, Apple trees, Saskatoon bushes, Nan King Cherry bushes, and Haskap bushes! Nearly 200 sq ft ENCLOSED GARDEN to keep wildlife out, 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 even 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. ONLY MINUTES from the Highwood Golf Course, Rotary Forest, and Highwood Lake. Located in one of the NEWEST and NEIGHBORLY Communities, walking distance to Schools, Shopping, and offers QUICK access to the highway for easy commutes. This very ACCESSIBLE and UNIQUE HOME has it all â€" BOOK your showing TODAY!

Essential Information

MLS® # A2213959 Price \$595,000

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, Oversized,

Insulated

of Garages 2

Interior

Interior Features Chandelier, French Door, Granite Counters, Kitchen Island, Pantry,

Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Stone

Counters

Appliances Central Air Conditioner, Dishwasher, Double Oven, Dryer, Microwave,

Range Hood, Refrigerator, Washer, Window Coverings, Convection

Oven, Electric Cooktop

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, Low Maintenance Landscape, Private, Treed, Irregular Lot,

Street Lighting

Roof Asphalt Shingle
Construction Vinyl Siding, Brick
Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2025

Days on Market 12
Zoning TND

Listing Details

Listing Office RE/MAX House of Real Estate

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