

# \$314,900 - 1303 Prairie Sound Drive Nw, High River

MLS® #A2232895

**\$314,900**

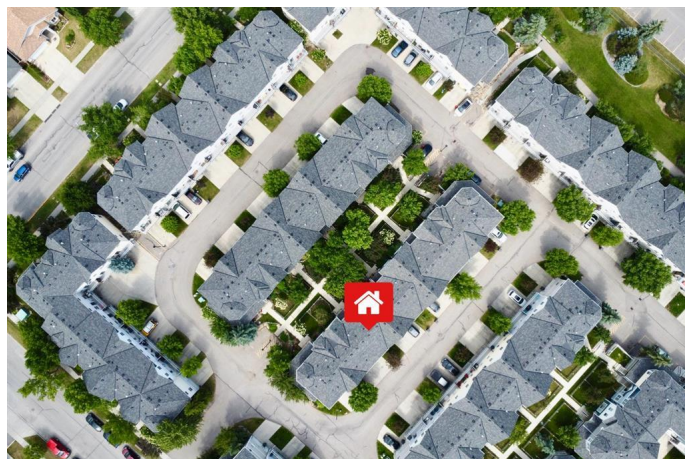
2 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.04 Acres

Highwood Village, High River, Alberta

**YOU WON'T WANT TO MISS THIS ONE!**

Family friendly community! This well-laid-out townhome is located in a **BEAUTIFULLY MAINTAINED** and **PET-FRIENDLY** complex and offers an ideal combination of space, function, and affordability. Featuring two bedrooms **EACH WITH THEIR OWN ENSUITE** and **WALK-IN CLOSET**, this home is perfect for families, roommates, or guests. The **SPACIOUS MAIN LEVEL** offers a combined living and dining area with rich **HARDWOOD FLOORS**, while the kitchen includes an eating nook, breakfast bar, maple cabinetry, a **CORNER PANTRY**, and direct access to your **SOUTH-FACING PRIVATE DECK**—perfect for BBQs and relaxing. A 1/2 bath completes the main floor. Upstairs, in addition to the two large master bedrooms, you'll find a **VERSATILE BONUS ROOM** - ideal as a TV space, kids's™ area, or home office, a built-in desk and designated laundry area. The developed lower level adds a **FLEX ROOM** for extra living space or hobbies. The **OVERSIZED SINGLE ATTACHED GARAGE** has room for a truck, a side area for a workshop, storage or toys, and a driveway long enough to accommodate a second vehicle. There is also a room accessed from the garage for **EXTRA STORAGE**. Enjoy strolling along the sidewalks to the landscaped, fenced front yard, or explore nearby walking paths, a spray park, playgrounds, golf course and other convenient amenities. **LOW CONDO FEES**, a



HIGH-EFFICIENCY FURNACE and plenty of visitor parking make this home even more attractive. High River offers the charm of small-town living with all the essential amenities, including shops, restaurants, schools, parks, and a full-service hospital. Enjoy scenic walking paths, a vibrant community spirit, and easy access to Calgary just 30 minutes away.

Built in 2005

**Essential Information**

MLS® #	A2232895
Price	\$314,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,370
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1303 Prairie Sound Drive Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 2A3

**Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Oversized, Single Garage Detached

# of Garages 1

### Interior

Interior Features Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Partial

### Exterior

Exterior Features Balcony, Other, Storage

Lot Description Front Yard, Landscaped

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed June 24th, 2025

Days on Market 7

Zoning NCD

### Listing Details

Listing Office RE/MAX Landan Real Estate

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