



GRASSROOTS

REALTY GROUP

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1718 High Park Drive NW
High River, Alberta

MLS # A2279914



\$825,000

| | | | |
|------------------|-----------------------------------|---------------|-------------------|
| Division: | Highwood Village | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,201 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|-------------------------------------|-------------------|-----|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | TND |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Pantry, See Remarks | | |

Inclusions: n/a

BEAUTIFUL, BRIGHT, and CHEERY home on a HUGE lot backing onto GREEN SPACE. The OPEN CONCEPT layout is perfect for living and entertaining. The gourmet kitchen features a walk-through pantry, STAINLESS STEEL appliances, plenty of cabinets, and a large ISLAND overlooking the dining area. Patio doors lead to your DECK, where you can sit back, relax, and enjoy the views. The living room is complete with a cozy FIREPLACE. There is also a FLEX room on the main level, perfect for a dining room, home office, or kids’ playroom. Tons of windows allow an abundance of sunshine and NATURAL light to flow throughout the home. Upstairs, you will find a spacious BONUS room and 3 bedrooms, including a large primary bedroom with a walk-in closet, a LAVISH ENSUITE, and MOUNTAIN VIEWS. The WALKOUT basement features IN-FLOOR HEATING and is professionally developed with a large family/rec room, a 4th bedroom, another bathroom, and plenty of storage. OVERSIZED DOUBLE attached GARAGE! EXCELLENT location close to parks, amenities, and more. Don’t miss out on this FANTASTIC home backing onto GREEN SPACE.