



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**402 Highwood Village Place NW**  
**High River, Alberta**

**MLS # A2303123**



**\$565,999**

<b>Division:</b>	Highwood Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Dog Run Fenced In		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Wood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** TND

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Pantry, Vaulted Ceiling(s)

**Inclusions:** N/A

**\*\*OPEN HOUSE May 2 and 3rd from 1-4PM\*\*** Welcome to this beautifully maintained bungalow in the heart of Highwood Village, offering over 2,300 sq. ft. of total developed living space. This home perfectly balances the ease of one-level living with the room a growing family needs. Step inside to a bright, functional layout featuring 4 spacious bedrooms and 3 full bathrooms, all thoughtfully refreshed with brand-new paint, updated flooring on the lower levels, and new window coverings. The fully finished basement nearly doubles your square footage, providing a versatile footprint for a home theater, gym, or guest retreat. The exterior is equally impressive, situated on a prime corner lot with an oversized yard that can be kept lush by a built-in irrigation system. For your vehicles and storage, the double attached garage is fully insulated, offering protection from the elements year-round. This property's location is second to none, providing immediate access to Longview Trail and sitting just minutes away from the community splash park, Highwood Golf course, local schools, and a variety of dining and shopping options. Confidence comes standard here: This home remained completely high and dry during the 2013 flood, offering the ultimate peace of mind for any buyer. Whether you are looking for your first home or a secure investment, this NW High River gem is ready for you. Book your private showing today!