



GRASSROOTS
REALTY GROUP

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506 High Park Boulevard NW
High River, Alberta

MLS # A2305245



\$659,900

Division:	Highwood Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,544 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Storage, Vinyl Windows		

Inclusions: Door Bell Camera

Beautiful fully finished 5 bedroom walk out bungalow, with double attached garage that backs onto green space. This property is close to a lake, walk paths, playgrounds/waterpark, a school and the High Wood golf course. The main level boasts beautiful hardwood and tile, has 2 bedrooms, 2 full bathrooms, a den, main level laundry, a large primary bedroom with walk in closet and 5pc en-suite, with soaker tub and separate shower. The kitchen has granite counters, stainless appliances, a large island and walk through pantry. Livingroom has a cozy gas fireplace and the dinning room has plenty of room for entertaining. There is also a large back deck(with stairs to the yard) for the morning coffee, or afternoon BBQ. The fully finished walk out basement has in floor heat, is home to 3 good sized bedrooms, with huge closets, a hobby room, a family room and a rec room. It also has a 4pce bathroom, and storage. The backyard is fenced, has a cozy patio, and is tastefully done. The property also has underground irrigation and central air conditioning. Call your favorite Realtor and come and see all this home has to offer. Recent Updates & Additions: New furnace - 10-year warranty (2025), New basement flooring (2024), Main floor paint (2024), New Toilets (2024), Garage insulated and painted (2025), New light fixtures on the main floor (2024), Stairs and privacy screen on the back deck (2025), New locks and door pads (upstairs and down)2024, Irrigation repaired and realigned (2025).