



**1936 High Park Circle NW**  
**High River, Alberta**

**MLS # A2309455**



**\$625,000**

<b>Division:</b>	Highwood Village		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,429 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Other, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Open Floorplan, See Remarks, Solar Tube(s), Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to 1936 High Park Circle NW, a well-maintained custom build villa in Highwood Village offering over 1,400 sq ft on the main floor and a fully finished basement. With 3 bedrooms, 3 full bathrooms, and a long list of thoughtful upgrades throughout, this home offers comfortable living with plenty of functional space. The main floor features a bright and spacious living area with a gas fireplace, a functional kitchen and dining space, custom built blinds throughout, and convenient main floor laundry. The primary bedroom includes a walk-in closet and ensuite bath. Downstairs, you’ll find a large fully furnished rumpus room, an extra-large office space, a spacious stationary/craft room, heated floors throughout the basement, and a separate basement entrance leading directly to the outdoor patio. Accessibility features include a stair lift between levels and handicap bars in the basement bathroom. Additional features include central air conditioning, built-in vacuum system with garage outlet, garage heater and lift, under-cabinet lighting, water softener, underground sprinkler system, LED pot lights throughout, and a garbage disposal in the kitchen sink. Outside, enjoy a private patio area with a firepit, privacy wall, large rear parking pad with alley access, RV plug-in, and an RV sewer dump connection allowing direct access into the sewer system. The backyard also offers peaceful views of horses beyond the property. Ideal for multi-generational living or anyone seeking flexible living space in a quiet community.