



1406 High Country Drive NW
High River, Alberta

MLS # A2315306



\$549,000

Division:	Highwood Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,853 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: stove, microwave, refrigerator, dishwasher, washer, dryer, window coverings -all, garage opener and 1 remote, storage shed, play center, swing, fire pit, a/c unit

* Great Value * OVER 2,500 SQ FT DEVELOPED | BONUS ROOM | IMMEDIATE POSSESSION ~ This spacious 2-storey family home offers room for the whole family in the established community of Highwood Village with over 2,500 sq ft of developed living space and immediate possession available. Located on the desirable North end of town, just steps from Notre Dame Collegiate (Grades 7–12), parks, shopping, and quick commuter access out of town. ~ The bright open concept main floor features a spacious kitchen with island and walk-in pantry, dining area, large living room with cozy double-sided gas fireplace, plus convenient main floor laundry/mudroom access from the double attached garage. ~ Upstairs offers 3 generous bedrooms including a large primary suite with walk-in closet and ensuite, plus a bright BONUS ROOM ideal for a family room, office, or play area. ~ The fully finished basement adds a large rec room with second gas fireplace, 4th bedroom, and 3-piece bathroom. ~ Major updates include a NEW FURNACE (2025), updated kitchen appliances including fridge and dishwasher (2025), durable vinyl plank flooring throughout the main and upper levels, plus brand new basement carpet. AIR CONDITIONING included. ~ Outside, enjoy the landscaped and fenced backyard with mature trees, deck, firepit area, and room for kids and pets. A double attached garage and immediate possession complete this excellent family package.