



917 High Park Way NW
High River, Alberta

MLS # A2316643



\$549,900

Division:	Highwood Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,470 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Gravel Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NCD
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: Air Conditioner, TV Mount in living room, Shelving in garage, Island in Kitchen

Welcome home to this lovely, well thought out and well cared for home in Highwood Village. This home is in the perfect location if you are looking to be close to schools and pathways, or if you need quick access to the highway. The main floor boasts a large living room and well thought out kitchen and dining room. The kitchen is well lit with natural light, and provides lots of counterspace for all of your cooking or baking needs. You’ll want to be outside enjoying the warm weather (when it gets here) on the massive back deck, or enjoying yard games on the large lawn. On the main floor, you’ll also find the 2 piece bathroom and laundry room, providing plenty of space for tackling laundry. Upstairs, you’ll find 3 bedrooms and 2 bathrooms. The primary bedroom is massive, and allows for a lot of privacy with it’s own 4 piece ensuite and walk in closet. The 2 additional bedrooms are well sized, with their own closets, and large windows. With large windows upstairs and down, you’ll be able to welcome all the natural light you could wish for. Downstairs, the basement has been finished with brand new Vinyl Plank Flooring, and has enough space for a weight rack and an air hockey table. There are 2 extra bedrooms in the basement, providing a total of 5 bedrooms to the home; perfect for a large family, for visiting family, or use the extra bedrooms as an office space. This home provides plenty of opportunity, and is turn-key ready to move in. The flooring on the main floor and basement are brand-new, the hot water tank was replaced in 2025, and the furnace was recently checked and given a clean bill of health. Want to spend some time in the garage? Or need space for a trailer? The 24x22 garage provides enough space to park vehicles, or function as a shop, without taking up all the parking! There is additional RV parking to the side of the garage, and you

own the back lane, so if you need to park an additional vehicle, you won't have an issue. Call your favourite realtor to book a viewing!