



**201 Prairie Sound Circle NW
High River, Alberta**

MLS # A2317911



\$349,900

Division:	Highwood Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,109 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NCD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: Closet in mudroom

Welcome to this beautifully renovated townhome offering one of the most unique opportunities in the complex. Featuring the only private outdoor patio in the development, this bright and inviting home enjoys desirable south-facing exposure, filling the space with natural light throughout the day. The open-concept main floor showcases hardwood flooring and a functional layout perfect for both everyday living and entertaining. The fully updated kitchen features brand-new appliances that not only look fantastic but offer modern performance and convenience. Upstairs, you'll find two spacious bedrooms, each complete with its own California walk-in closet, along with beautifully renovated bathrooms featuring stylish, contemporary finishes. On the lower level, a large mudroom conveniently located off the garage entrance provides excellent storage and organization for coats, shoes, and everyday essentials. The oversized single attached garage offers additional space for parking, bikes, tools, and outdoor gear. The private south-facing patio truly sets this home apart, creating the perfect space to enjoy your morning coffee, host summer BBQs, or simply relax outdoors. Located close to parks, walking paths, schools, golf, shopping, and all the amenities High River has to offer, this move-in ready home combines modern updates, functionality, and a rare outdoor living space that is unmatched within the complex.