



**1924 Riverside Drive NW
High River, Alberta**

MLS # A2318073



\$780,000

Division:	Highwood Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,683 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Wet Bar		

Inclusions: N/A

Enjoy the perfect balance of nature, space, and convenience in this beautifully upgraded walkout bungalow offering over 1,600 sq. ft. above grade in a quiet northwest High River location. Situated on a peaceful street backing onto park space, walking paths, and Highwood Lake, this home delivers a lifestyle that feels miles away from the city while still being close to every amenity. The bright open-concept main floor is designed for both everyday living and entertaining, featuring hardwood flooring, a gas fireplace, granite countertops, quality cabinetry, a large central island, and an expansive dining and living area filled with natural light. A dedicated main-floor office provides an ideal work-from-home space, while an additional bedroom is thoughtfully tucked away for privacy. The spacious primary retreat overlooks the backyard and offers a luxurious 5-piece ensuite complete with a corner soaker tub, separate shower, and walk-in closet. Step outside onto the maintenance-free upper deck and enjoy peaceful views of the surrounding green space, mature trees, and glimpses of Highwood Lake beyond. The fully developed walkout basement is perfectly suited for entertaining and family gatherings, featuring a large recreation room with electric fireplace, wet bar, and direct access to the beautifully landscaped backyard. Two additional bedrooms, a generous laundry area, and a versatile hobby, craft, or workshop room provide exceptional flexibility. Located in one of High River's most desirable settings, you'll enjoy easy access to pathways, parks, schools, the golf course, hospital, recreation facilities, shopping, and all the charm that makes High River such a sought-after community. A rare opportunity to enjoy the feeling of country living while still being right in town.