



**1103 Highland Green View NW  
High River, Alberta**

**MLS # A2319585**



**\$749,900**

<b>Division:</b>	Highland Green Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,548 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Irrigation

Exceptional fully finished walk-out bungalow offering 1,547 sq. ft. above grade, 4 bedrooms, 3 full bathrooms, and outstanding south-facing views overlooking the 13th green of Highwood Golf Course. Backing onto ponds and green space, this property offers privacy, beautiful scenery, and an abundance of natural light throughout the day. The open-concept main floor is designed for comfortable living and entertaining. The kitchen features new stainless steel appliances, while the living and dining areas take full advantage of the incredible views. A gas fireplace creates a warm focal point in the living room, and every bedroom includes a walk-in closet, providing excellent storage for family and guests alike. The fully developed walk-out basement is a welcoming extension of the home, complete with in-floor heating, a spacious family room, wet bar, and a second gas fireplace—perfect for hosting friends or enjoying a quiet evening at home. Outside, the professionally landscaped yard has been carefully designed with mature trees, perennials, and irrigation for the front and back lawns as well as the garden beds. The deck and lower patio provide the perfect places to relax and enjoy the golf course, pond, and green space views. The oversized attached double garage offers plenty of room for vehicles, storage, and projects, featuring built-in shelving, a workbench, a 15'8" x 5'9" mezzanine for additional storage, and a gas line already in place for future heating. This is a rare opportunity to own a thoughtfully maintained bungalow with incredible views! Please click the multimedia tab for an interactive 3D tour and additional photos.