



1918 High Park Circle NW
High River, Alberta

MLS # A2322178



\$549,900

Division:	Highwood Village		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,230 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Highwood Village, one of the area's most desirable communities, offering the perfect blend of family-oriented living and sophisticated design. This beautifully maintained, 2,229-square-foot semi-detached home is an absolute standout, meticulously crafted to appeal to both the busy executive and the growing family. Commuters will instantly appreciate the effortless, quick access in and out of town via Longview Trail, allowing you to maximize your time at home. For families, the location is unbeatable, situated just moments away from excellent local schools, neighborhood playgrounds, and the community splash park for endless summer fun. Step inside to an expansive, open-concept main floor boasting soaring nine-foot ceilings and a wide staircase that creates an immediate sense of airy elegance. Designed for modern professionals, a dedicated main-floor office provides the ultimate workspace for remote productivity. The chef-inspired kitchen serves as the heart of the home, showcasing high-end stainless-steel appliances, a gas range, a walk-through pantry, and a massive central island. Highlighting the home's executive caliber is the beautiful continuity of style, featuring the exact same premium cabinetry and gleaming granite countertops throughout the entire house to create a flawless, sophisticated flow. The seamless transition from the indoor dining area to the large back deck makes outdoor entertaining or relaxed family dinners a breeze. Upstairs, versatility takes center stage with a generous bonus room perfect for a tech lounge or media space, alongside a thoughtfully designed laundry room complete with its own sink and granite counters. The primary suite offers a luxurious retreat, featuring a walk-in closet and a spa-like four-piece ensuite with a walk-in shower, double vanity, and a built-in makeup station. Two additional spacious

bedrooms and another full bathroom complete the upper level. Downstairs, the massive unfinished basement is already equipped with a bathroom rough-in, standing ready as a blank canvas for your custom finishing touches. Complete with a fully fenced backyard offering back-alley access and a double attached front garage, this executive-style duplex delivers the space, upgrades, and community connection you have been waiting for. Call your favourite realtor for a private showing!