



1911 High Park Circle NW
High River, Alberta

MLS # A2325545



\$639,000

Division:	Highwood Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,340 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Beautifully maintained walkout bungalow in High River's desirable northwest community near the Highwood Golf & Country Club and scenic walking paths. This bright, open-concept home features maple cabinetry, quartz countertops, tile backsplash, stainless steel appliances including a gas stove, a corner walk-in pantry, large island with eating bar, and a cozy living room with a brick-faced gas fireplace. A separate dining room offers the perfect space for formal dining or a private home office. The spacious primary suite includes a walk-in closet and a well-appointed ensuite with a soaker tub, separate shower, and extensive tile work. Main floor laundry and a powder room add everyday convenience. The fully finished walkout basement offers a large family room, two additional bedrooms, a full bathroom, and plenty of storage. Enjoy the sunny south-facing backyard with a covered patio, upper deck with plexiglass railings, natural gas BBQ hookup, low-maintenance landscaping, and direct access to the walking path. Additional features include central air conditioning, water softener, built-in vacuum, and garburator. An exceptional home in a quiet location close to golf, parks, and amenities.