



GRASSROOTS
REALTY GROUP

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1616 High Country Drive NW
High River, Alberta

MLS # A2329949



\$385,000

Division:	Highwood Village		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,246 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Shed

Welcome to this beautifully maintained 2-storey semi-detached home offering just over 1,200sqft of bright, functional living space in a desirable family-friendly neighborhood. Ideally located just steps from schools, parks, Highwood lake, a waterpark, and close to shopping and everyday amenities; this home offers the perfect balance of comfort and convenience. The inviting main floor is filled with natural light, highlighted by a spacious living room. The thoughtfully designed kitchen is sure to impress with wrap-around countertops, extensive cabinetry, a large walk-in pantry, and a center island with breakfast bar seating, perfect for casual meals or entertaining. Sliding glass doors lead to the back deck, creating a seamless transition to the outdoor living space. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary bedroom featuring its own private balcony, bay window, and a 4-piece ensuite. A second full 4-piece bathroom provides added convenience for family or guests. The fully developed basement expands your living space with a generous recreation room that's perfect for movie nights, a home gym, games area, or children's playroom. Outside, enjoy the fully landscaped yard with a beautifully developed front flower bed, back deck, storage shed, parking pad, and rear alley access. Whether you're searching for your first home, a place to grow your family, or an excellent investment opportunity, this move-in ready property offers exceptional value in a sought-after location.