



GRASSROOTS
REALTY GROUP

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605 Prairie Sound Circle NW
High River, Alberta

MLS # A2332716



\$299,900

Division:	Highwood Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, See Ren		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NCD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		

Inclusions: N/A

Welcome to 605 Prairie Sound Circle, a bright and beautifully refreshed townhome backing directly onto expansive green space and school grounds. With some new flooring and fresh, neutral paint throughout, this home feels clean, modern and most importantly, move-in ready. The open main floor offers a spacious living and dining area with large windows that fill the space with natural light, while the kitchen features plenty of white cabinetry, generous counter space, a pantry and a breakfast bar overlooking the living area. A convenient half bath completes the main level. Upstairs, you'll find 2 generously sized bedrooms, each with its own private ensuite, along with a versatile bonus room and convenient upper-floor laundry. The primary bedroom offers plenty of room to unwind, while the second bedroom is ideal for family, guests or a home office. The lower level provides a mud room, additional storage, utility space and direct access to the single attached garage. One of the best features of this home is its location! Step outside and enjoy peaceful views across the surrounding green space, with pathways right outside your door and plenty of room to walk, run or enjoy the outdoors. Located close to schools, shopping, golf, Highwood Lake and the community waterpark, this is a fantastic opportunity for low-maintenance living in a beautiful setting. Fresh, bright and ideally located — this one is ready to move in and enjoy!