



GRASSROOTS
REALTY GROUP

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1713 High Park Drive NW
High River, Alberta

MLS # A2339916



\$684,900

Division:	Highwood Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,290 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, No Back La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Storage Shed, Basketball Hoop, Kinetico Water Dechlorinator

Welcome to a truly special home where location, space and privacy come together. Tucked away on a quiet cul-de-sac, this two-storey home sits on a large lot with a sunny south backyard that backs directly onto a green space. With mature trees, wide open views, and no neighbours immediately behind, the setting feels private and peaceful while still offering all the convenience of a family friendly community. Inside, the main floor offers a bright and functional layout with plenty of flexibility. Just off the entrance is a formal living room that could also serve as a dining room or additional sitting area. Down the hall, a dedicated home office features newer engineered hardwood flooring, while the remainder of the main level showcases original maple hardwood and new Hunter Douglas window coverings throughout. The kitchen features cherry cabinetry extending to the ceiling, new white quartz countertops, a hammered subway tile backsplash, pantry storage, and a window above the sink overlooking the backyard. The oversized island retains its original dark stone countertop and provides plenty of additional prep space and casual seating. Wrapped in windows, the adjoining dining area is a standout with its 10-foot ceiling and beautiful views across the backyard and green space. Across from the kitchen, the inviting living room is anchored by a corner gas fireplace with stone surround, built-in shelving, and a dedicated media nook. Sliding patio doors lead outside to what may be the home's best feature, a wide south facing backyard on an oversized lot backing directly onto green space. A large poured concrete patio provides plenty of room for outdoor dining, entertaining, or a future hot tub, while established trees add privacy without taking away from the open views beyond. Upstairs, blonde toned engineered hardwood runs throughout. The spacious primary bedroom

is complemented by a fully renovated ensuite featuring quartz counters, a white vanity, corner soaker tub, separate glass enclosed shower, and updated flooring. Two additional bedrooms are both generously sized, including one with a walk-in closet, while the renovated four-piece main bathroom adds another modern touch. At the front of the home, the bonus room provides excellent additional living space and is easily a fourth upper level bedroom. A conveniently located laundry room completes the floor. The fully finished basement expands the living space even further with laminate flooring, a large recreation room filled with natural light from two oversized egress windows, a spacious bedroom with two additional windows and a huge walk-in closet, plus a 3 piece bathroom. Complete with an oversized double attached garage, covered front porch, flexible living spaces, numerous updates, and an outstanding lot, this is a home that offers plenty of room for a growing family. But it is the setting that truly separates it from the rest, a large south facing yard and uninterrupted green space views right outside your back door.