



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

206 Highwood Village Place NW
High River, Alberta

MLS # A2340365



\$589,999

Division:	Highwood Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,221 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Downstairs TV and mount, Fish tank on main floor, Shed

Welcome to this beautifully maintained, air-conditioned bungalow offering the perfect blend of comfort, functionality, and space. The bright and inviting main floor showcases soaring vaulted ceilings and an open-concept design that's ideal for both everyday living and entertaining. The renovated kitchen is a true centerpiece, featuring an abundance of cabinetry, generous counter space, and plenty of room to gather with family and friends. Patio doors lead directly to the covered deck, complete with a hot tub, creating the perfect space to relax and enjoy the outdoors in any season. Step outside to discover the expansive, private backyard—a rare retreat with plenty of room to relax, entertain, garden, or simply enjoy the peace and quiet. Mature landscaping, open green space, and excellent privacy create the perfect setting for summer barbecues, family gatherings, or evenings spent unwinding outdoors. The spacious primary retreat offers a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the main level. Downstairs, the fully developed basement provides exceptional additional living space with a large recreation room perfect for movie nights, games, hobbies, or a home gym. Two additional bedrooms offer flexibility for family, guests, or a home office setup. The insulated and heated garage is equipped with a 220-volt plug and attic access for additional storage. Outside, you'll also find a powered and insulated shed along with convenient RV parking beside the home. This property offers the complete package of comfortable bungalow living with space for everyone, both inside and out. Recent updates include the roof, siding, and flashing, all completed in 2018.