

# \$595,000 - 208 Highwood Village Place Nw, High River

MLS® #A2213959

**\$595,000**

3 Bedroom, 4.00 Bathroom, 1,242 sqft  
Residential on 0.14 Acres

Highwood Village, High River, Alberta

WELCOME to this IMMACULATE, AIR-CONDITIONED Bungalow that boasts 2,243.97 Sq Ft of Developed space in the SOUGHT-AFTER Community of Highwood Village! This CHARMING property features 2 Bedrooms (with potential for a 3rd), 3.5 Bathrooms including a PRIVATE EN-SUITE, all on a SPACIOUS 6,081 Sq Ft LOT in a CUL-DE-SAC complete with an attached INSULATED Double Garage with WIFI Capability! The HOME offers beautiful curb appeal with LOW-MAINTENANCE Landscaping, Eye-Catching Exterior Brick Detailing, and a WHEELCHAIR-ACCESSIBLE CONCRETE RAMP that leads to the Main Entryway and a MASSIVE backyard. Step inside to discover a WARM and INVITING atmosphere throughout. The Living room is just off the foyer, which is BRIGHT and AIRY with EXPANSIVE windows that flood the space with NATURAL Light. The CONVENIENT 2 pc Bath is nearby. There is also a dedicated HOME OFFICE, perfect for Remote Work or even an IN-HOUSE CLINIC. The UPDATED Kitchen is truly the 'Heart of the Home', showcasing stylish Two-Toned Cabinetry, a Tiled Backsplash, Stone Countertops, a GRANITE Kitchen Island with a Breakfast Bar, SS Appliances including a BUILT-IN Dishwasher/Refrigerator and Double Oven Electric Stovetop, along with a handy CORNER Pantry. The PRIMARY Bedroom has a 3 pc EN-SUITE with a standing glass shower for those mornings you need to get



going. The WALK-IN closet is perfect for organizing clothing and your items. The 2nd Bedroom is a good size too, with a BIG window. A NEWER Washer and Dryer are located conveniently near the NEWLY RENOVATED 4 pc main Bath for added functionality with a Soaker Tub for those days you need to UNWIND after a long day. An EcoBee WIFI Thermostat WITH remote sensors! The FULLY Developed Basement features a LARGE Family room perfect for evening relaxation or watching movies/game nights together. There is a 3 pc bath with a standing shower, 2 Flex rooms to use as you creatively decide on, a potential 3rd Bedroom, and a LARGE Storage room. The Utility room has an Updated Furnace (2018), and a Hot Water Tank (2018). The A/C was done in 2018. NO history of flooding – this property STAYED DRY in BOTH 2005 and 2013. Outside, enjoy French doors that open to a GENEROUS Backyard filled with Raspberry bushes, Apple trees, Saskatoon bushes, Nan King Cherry bushes, and Haskap bushes! Nearly 200 sq ft ENCLOSED GARDEN to keep wildlife out, a Detached Shed (more STORAGE!), and a PATIO complete with space for a FUTURE Fire pit to ENJOY looking up at the starry night or even enjoying your morning coffee. Enjoy easy access to Longview Trail and High Country Drive, just 1 block from Notre Dame Collegiate, and a short walk to the High River Spray Park. ONLY MINUTES from the Highwood Golf Course, Rotary Forest, and Highwood Lake. Located in one of the NEWEST and NEIGHBORLY Communities, walking distance to Schools, Shopping, and offers QUICK access to the highway for easy commutes. This very ACCESSIBLE and UNIQUE HOME has it all – BOOK your showing TODAY!

Built in 2000

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213959    |
| Price          | \$595,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,242       |
| Acres          | 0.14        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 208 Highwood Village Place Nw |
| Subdivision | Highwood Village              |
| City        | High River                    |
| County      | Foothills County              |
| Province    | Alberta                       |
| Postal Code | T1V 1V9                       |

## Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Garbage Collection |
| Parking Spaces | 6                                                                                                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front, Insulated, Oversized                                                           |
| # of Garages   | 2                                                                                                                                    |

## Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Chandelier, Stone Counters, French Door                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven, Double Oven |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                               |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Rain Gutters, Storage                                                                                        |
| Lot Description   | Back Yard, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Low Maintenance Landscape, Street Lighting, Private, Treed |
| Roof              | Asphalt Shingle                                                                                                                                      |
| Construction      | Brick, Vinyl Siding                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | TND              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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