



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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1718 High Park Drive NW
High River, Alberta

MLS # A2211511



\$860,000

Division:	Highwood Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,213 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	In Floor, Electric, Fireplace(s), Forced Air, Geothermal, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Some furniture negotiable		

BACKING INTO A GREEN AREA, WALK-OUT BASEMENT on large Lot in Highwood Village, High River Welcome to this stunning family two-storey walkout home, perfectly situated in the desirable NW neighbourhood of Highwood Village. Built in 2006 and nestled on an oversized 6,577 sq ft lot, this property backs onto a lush green space and is just minutes from the tranquil Highwood Lake — offering the perfect blend of nature, privacy, and convenience. Step inside to an inviting open-concept main floor, where you'll find a spacious family-sized kitchen featuring tile flooring, a large dining nook, and like-new stainless-steel appliances. Step out onto your private deck and enjoy your morning coffee while soaking in picturesque views of the green space and nearby pond. The bright and airy family room is designed for relaxation, complete with large windows that flood the space with natural light and a cozy gas fireplace. A formal dining room provides ample space for family gatherings and entertaining. A functional laundry/mud room with a sink completes the main level. Upstairs, NEWER CARPET has been installed throughout. The upper floor includes a cozy bonus room and three generously sized bedrooms, including a luxurious primary suite with a walk-in closet, breathtaking MOUNTAIN VIEWS, and a NEWLY RENOVATED spa-inspired ensuite. Enjoy a double vanity, standalone tub, glass-enclosed shower, and a private water closet. The professionally developed WALKOUT basement features in-floor heating, a spacious fourth bedroom with a walk-in closet, a full bathroom, and an expansive family/recreation room — all illuminated by large windows that continue the bright, open feel of the home. Additional highlights include an OVERSIZED garage, a dog run, and ample space for RV or boat parking. With direct access to the adjacent park

and extensive green space, this home offers unmatched outdoor enjoyment right from your backyard. Don't miss this rare opportunity to own a beautifully updated home on one of the largest lots in Highwood Village!