



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1303 Prairie Sound Drive NW**  
**High River, Alberta**

**MLS # A2232895**



**\$314,900**

<b>Division:</b>	Highwood Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	NCD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

YOU WON'T WANT TO MISS THIS ONE! Family friendly community! This well-laid-out townhome is located in a BEAUTIFULLY MAINTAINED and PET-FRIENDLY complex and offers an ideal combination of space, function, and affordability. Featuring two bedrooms EACH WITH THEIR OWN ENSUITE and WALK-IN CLOSET, this home is perfect for families, roommates, or guests. The SPACIOUS MAIN LEVEL offers a combined living and dining area with rich HARDWOOD FLOORS, while the kitchen includes an eating nook, breakfast bar, maple cabinetry, a CORNER PANTRY, and direct access to your SOUTH-FACING PRIVATE DECK—perfect for BBQs and relaxing. A 1/2 bath completes the main floor. Upstairs, in addition to the two large master bedrooms, you'll find a VERSATILE BONUS ROOM - ideal as a TV space, kids's area, or home office, a built-in desk and designated laundry area. The developed lower level adds a FLEX ROOM for extra living space or hobbies. The OVERSIZED SINGLE ATTACHED GARAGE has room for a truck, a side area for a workshop, storage or toys, and a driveway long enough to accommodate a second vehicle. There is also a room accessed from the garage for EXTRA STORAGE. Enjoy strolling along the sidewalks to the landscaped, fenced front yard, or explore nearby walking paths, a spray park, playgrounds, golf course and other convenient amenities. LOW CONDO FEES, a HIGH-EFFICIENCY FURNACE and plenty of visitor parking make this home even more attractive. High River offers the charm of small-town living with all the essential amenities, including shops, restaurants, schools, parks, and a full-service hospital. Enjoy scenic walking paths, a vibrant community spirit, and easy access to Calgary just 30 minutes away.

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