



GRASSROOTS
REALTY GROUP

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1918 High Park Circle NW
High River, Alberta

MLS # A2242768



\$599,999

Division:	Highwood Village		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,230 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Highwood Village This beautifully maintained 2-storey, 2229 sqft, semi-detached home is tucked into one of the most desirable neighborhoods' in the area. From the moment you step inside, you'll love the open concept layout, 9-foot ceilings, and the wide staircase that brings an airy, expansive feel to the entire home. The main floor offers both style and function with a dedicated office, perfect for working from home or managing busy family life. The spacious kitchen is a true standout, featuring granite countertops, a large island, gas range, stainless steel appliances, and a walk-through pantry for added convenience. The adjacent dining area flows seamlessly onto the large back deck, ideal for entertaining or relaxed family dinners. Upstairs, you'll find a versatile bonus room, great as a playroom, TV lounge, or creative space. The upper-floor laundry room is thoughtfully designed with granite counters and a sink, making chores a breeze. The primary suite is a peaceful retreat with a walk-in closet and a luxurious 4-piece ensuite featuring a walk-in shower, double vanity, and built-in makeup table. Two additional spacious bedrooms and a 4-piece main bathroom complete the upper level. The unfinished basement offers endless potential to finish as you wish. Outside, enjoy the fully fenced backyard, large enough for a trampoline, with back-alley access and a double attached garage out front for all your storage and parking needs. Located close to schools, playgrounds, and with easy highway access via Longview Trail, this is the perfect home in a community you'll love. Don't miss your chance to live in Highwood Village — opportunities like this don't come often!