



GRASSROOTS
REALTY GROUP

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

**1617 High Park Drive NW
High River, Alberta**

MLS # A2247564



\$634,900

Division:	Highwood Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

OPEN HOUSE SUNDAY SEPTEMBER 7 11AM-2PM COME AND FALL IN LOVE!!! IMMEDIATE POSSESSION AVAILABLE!!! Welcome home!!! This beauty is located conveniently on a great street and backs onto a green space and is a short walk to the lake, spray park, pump track and park!! When you walk in you are welcomed by so many neat features from the converted closet at the entrance that is stylish and practical. The dining room that is painted a stunning grey and could also be used as a sitting room or a home office. Walk into the kitchen living room and you will see granite counter tops, new backsplash, new pantry door and new lighting. Tons of natural light floods this room making it a dream to work in. The living room is a generous size and features a gas fireplace perfect for taking the chill off on those cold winter nights. A sliding patio door leads out onto the 2 tiered deck that has built in seating! The floors have all been redone checking off all the things on the to do list. Upstairs is a huge bonus room and stunning hardwood floors through out the upper level. 2 good sized bedrooms and another 4 piece bath are located on this level. The primary bedroom features a large walk in closet and a 4 piece ensuite. Some of the tech features include a My Q wifi garage door opener, Eco B thermostat, August smart lock, Ring door bell and camera and a keypad on the garage. This house is move in ready and a must see!!!