



GRASSROOTS
REALTY GROUP

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**518 High Park Court
High River, Alberta**

MLS # A2261600



\$819,900

Division:	Highwood Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,737 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Fruit		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to this gorgeous 2-storey walk-out in Highwood Lake, backing onto a peaceful pond! This stunning 5-bedroom, 3.5-bath home offers over 3,800 sq. ft. of developed living space, a double oversized garage with workshop, and numerous upgrades throughout. Tucked away on a quiet cul-de-sac, it's perfect for a large family looking to embrace an active lifestyle with walking trails and amenities just steps away. The main floor features a bright office, laundry room, elegant dining area, and an open-concept living and kitchen space overlooking the water. The kitchen boasts stylish grey cabinetry, granite countertops, stainless steel appliances (including an induction oven), and a spacious walk-in pantry. Enjoy morning coffee in the dining nook that wraps around the sizeable bay window, while taking in the beautiful views, or gather in the large living room with a gas fireplace. Step out onto your private screened-in deck — the perfect place to relax and soak up the serene pond setting. Upstairs you will go up a huge open staircase with wrought iron spindles where you will find four generous bedrooms and two full baths. The primary suite is a true retreat with its own private balcony, a dream walk-in closet, and a nice 5-piece ensuite featuring double sinks, a soaker tub, and a separate shower. The fully developed walk-out basement offers even more living space with a fifth bedroom, a full bath, a second full kitchen with granite countertops, a fridge and stove, a large family room, and plenty of storage — ideal for older kids, in-laws, or guests wanting their own space. Outside, you'll love the beautifully landscaped yard with two retaining walls, a cozy firepit area, a lower-level deck, and mature trees, fruit trees and shrubs providing privacy and charm. Additional highlights include central air conditioning, 9'foot ceilings on main floor and

basement, in-floor heating in kitchen of the walk-out basement, refinished hardwood floors on the main level, and new carpet upstairs. This beautiful home must be seen to be appreciated — book your private showing today!