



**GRASSROOTS**  
REALTY GROUP

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

**604 Riverside Drive NW**  
**High River, Alberta**

**MLS # A2271004**



**\$574,900**

<b>Division:</b>	Vista Mirage		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None

Enjoy retirement living at its finest in this beautiful bungalow villa backing directly onto the Highwood Golf Course! A truly enviable location for golf enthusiasts or anyone seeking peace, privacy, and natural views. The welcoming open-concept main floor features vaulted ceilings in the living and dining areas, creating a bright, airy feel that's perfect for entertaining or quiet relaxation. The kitchen showcases classic oak cabinetry, upgraded beveled quartz countertops, and stainless steel appliances, with direct access to the maintenance-free covered deck—an ideal spot to enjoy your morning coffee or an evening beverage while watching golfers play through. The spacious primary bedroom includes a 3-piece ensuite and walk-in closet, while the den provides flexibility to use as a home office or media room. The fully developed walkout lower level offers a generous family room, an additional bedroom, and a 4-piece bath. Step outside to the ground-level concrete patio—another perfect area to unwind and enjoy the ever-changing scenery and abundant birdlife. Enjoy this 2+ bedroom and 3 full bath home. Additional highlights include a double attached garage - dimensions are 19'6 (l) x 19'3 (w) and has ample storage. Notable updates: quartz counter tops, main bath has a large walk-in shower, new washer was bought in July 2025. The homeowners' association takes care of lawn maintenance and snow removal, allowing for a true "lock-and-leave" lifestyle. Whether you prefer strolling along High River's Happy Trails walking and biking paths, taking in the tranquil golf-course setting, or simply enjoying the views from your own backyard, this property offers the perfect balance of comfort, convenience, and community.

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