



**308 Highwood Village Place NW  
High River, Alberta**

**MLS # A2277403**



**\$594,900**

**Division:** Highwood Village

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,231 sq.ft. **Age:** 2000 (26 yrs old)

**Beds:** 3 **Baths:** 3

**Garage:** Double Garage Attached, Driveway, Garage Faces Front

**Lot Size:** 0.14 Acre

**Lot Feat:** Pie Shaped Lot

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** TND

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Wet Bar

**Inclusions:** Murphy bed in main floor bedroom, Glass rack and shelves in wet bar, pergola

Welcome to this bright and meticulously maintained bungalow in the desirable community of Highwood Village. Offering 3 bedrooms and 3 bathrooms, this home blends comfort and function in a thoughtfully designed layout. The sun-filled main floor flows beautifully for everyday living and features two bedrooms—including one with a Murphy bed—along with two bathrooms and a bright kitchen and living room. The fully finished basement adds exceptional versatility and is an entertainer's dream, complete with a cozy gas fireplace and wet bar, making it perfect for movie nights, hosting, or flexible living space. You'll love the laundry room, complete with plenty of storage cabinets and a utility sink, designed with both style and practicality in mind. Step outside to a private backyard featuring a tiered deck with built-in pergola and custom built flower boxes along the fence, ideal for relaxing or entertaining. Enjoy the natural gas line for your BBQ and, on clear days, take in the mountain views. The yard is beautifully finished with underground sprinklers and paved curbing around all flower beds, creating a polished, low-maintenance outdoor space. Additional highlights include a heated double garage and the home being wired for a hot tub. A truly move-in-ready home in an established, welcoming neighbourhood that checks all the boxes.