



**1718 High Park Drive NW  
High River, Alberta**

**MLS # A2279914**



**\$825,000**

<b>Division:</b>	Highwood Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,201 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, See Remarks		

**Inclusions:** n/a

BEAUTIFUL, BRIGHT, and CHEERY home on a HUGE lot backing onto GREEN SPACE. The OPEN CONCEPT layout is perfect for living and entertaining. The gourmet kitchen features a walk-through pantry, STAINLESS STEEL appliances, plenty of cabinets, and a large ISLAND overlooking the dining area. Patio doors lead to your DECK, where you can sit back, relax, and enjoy the views. The living room is complete with a cozy FIREPLACE. There is also a FLEX room on the main level, perfect for a dining room, home office, or kids&rsquo; playroom. Tons of windows allow an abundance of sunshine and NATURAL light to flow throughout the home. Upstairs, you will find a spacious BONUS room and 3 bedrooms, including a large primary bedroom with a walk-in closet, a LAVISH ENSUITE, and MOUNTAIN VIEWS. The WALKOUT basement features IN-FLOOR HEATING and is professionally developed with a large family/rec room, a 4th bedroom, another bathroom, and plenty of storage. OVERSIZED DOUBLE attached GARAGE! EXCELLENT location close to parks, amenities, and more. Don&rsquo;t miss out on this FANTASTIC home backing onto GREEN SPACE.