



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

**MLS # A2280983**



**\$689,000**

<b>Division:</b>	Highwood Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,620 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Rectangul		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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), High Ceilings, No Smoking Home, Pantry		

**Inclusions:** Basement refrigerator

This beautifully modified bi-level home is situated on a quiet cul-de-sac in the Highwood Village community. Fourteen-foot vaulted ceilings paired with a skylight bring abundant natural light into the home, enhancing a sense of scale, airiness, and architectural elegance throughout the interior. The open yet well-defined living areas flow naturally, with a gas fireplace adding warmth and character. Tucked away on its own level, the primary bedroom provides a peaceful and private retreat, thoughtfully separated from the main living spaces. The finished lower level offers bright, versatile space that can comfortably accommodate a variety of everyday living needs. Comfort is further enhanced by central air conditioning installed in 2024, while the double attached garage is equipped with upgraded 220V wiring and a convenient hot and cold water sink, complemented by an extended parking pad to support additional parking needs - a fantastic feature for anyone who enjoys using the garage as a workshop. The generous spacing between this home and neighboring properties creates an added sense of openness and offers potential for future RV parking. Outdoors, the fully fenced backyard features a spacious deck, a storage shed, and added 220V electrical service, seamlessly extending the living space. With schools, parks, a spray park, shopping, and Highwood Lake all within walking distance, along with an abundance of nearby recreational amenities, this home offers a well-rounded lifestyle in High River.