



GRASSROOTS
REALTY GROUP

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405 Highwood Village Place NW
High River, Alberta

MLS # A2280983



\$739,000

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

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Other
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TND
Utilities:	-

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 private primary bedroom provides a peaceful retreat, thoughtfully separated from the main living spaces. The finished lower level offers bright, versatile space that can comfortably accommodate a range 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 hot and cold water sink, complemented by an extended parking pad to support daily parking requirements. Outdoors, the fully fenced backyard features a spacious deck 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.