



**1008 Highland Green Drive NW
High River, Alberta**

MLS # A2285885



\$599,000

Division:	Highwood Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,540 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Gentle Sloping, No Back Lane, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: See attached list in supplements

> Welcome Home -- to a lofted Bi Level, WALK OUT Basement, east backyard, 3 bedrooms, 3 full bathrooms, Across from a PARK -- A truly exceptional opportunity, this "shows like new" custom-built Woodmaster Homes bi-level has been meticulously maintained and thoughtfully upgraded throughout. The seller has carefully documented every improvement with three detailed, dated photo albums--an incredible bonus for the next fortunate owner. It did NOT flood. The 2022 beautifully renovated kitchen and buffet/computer desk with quartz counters, all pull outs on lower cabinets, showcase a timeless all-white design, complete with a center island, walk-in corner pantry, and elegant built-ins including a desk and buffet cabinet--perfect for both everyday living and entertaining. Luxury Vinyl Plank flooring (Oak Kilimanjaro) compliments throughout, Stillwater Grey carpet in bedrooms. STORAGE abounds in this home, there is a 2nd walk in pantry, extra shelving storage in the 2nd bedroom, the main front coat closet is double deep, the master has massive walk in closets -- if storage is welcome, THIS home is for you. The main living areas have been reimagined to suit modern lifestyles. The removal of the former three-sided fireplace creates an open, seamless flow between the living and dining spaces, with direct access to a spacious deck overlooking the east-facing backyard. The deck was rebuilt in 2012, has a gas outlet for your BBQ or other gas appliance, and water to the deck -- for ease in watering your pots outside. Rain barrels come included. Lower patio also has an outdoor gas outlet and electrical. Ideally located across from a park and playground, this setting is perfect for families, picnic,-- a peaceful setting across the street. The private primary retreat, lofted above the garage, offers a peaceful escape with dual walk-in closets

and a practical ensuite. It also has a fabulous MOUNTAIN VIEW. The walk-out basement features impressive 9’ ceilings and is partially finished, offering a very bright and expansive east facing space. A full 4-piece bathroom & relocation of the laundry was completed in July 2019 (approx. \$12,000) adds convenience, while the layout allows for future development with room for additional bedrooms, a recreation area, or ? Please confirm with the town for any of these options. The owner has also had custom heatshield covers for the hexagon window over the front door and ALL WALK OUT level huge windows (they have been removed for showings but stay with the house). Additional highlights include a double attached garage, an east-facing backyard, and close proximity to golf, shopping, and schools. This immaculate home is pet-free and smoke-free, with many recent upgrades—truly move-in ready. Its even been professionally cleaned. Originally a show home, this property presents 10/10 with exceptional craftsmanship, thoughtful updates, and turnkey appeal. A must-see!