



**119 High Ridge Place NW  
High River, Alberta**

**MLS # A2294911**



**\$620,000**

<b>Division:</b>	Highwood Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Gentle Sloping, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** 2 Garden Sheds, Refrigerator in utility room

Extremely well cared for 1206 sq/ft bungalow with WALKOUT basement on a massive beautifully landscaped lot in the corner of a cul de sac. Upon entry you notice the vaulted ceiling that stretches from the front living room all the way to the back of the dining room. The kitchen offers generous counter space and cabinets for dinner prep. An enclosed deck off of the dining area has been fully permitted and inspected. The master retreat is large with vaulted ceiling and has a walk-in closet, 4pc ensuite bath including a soaker tub and stand alone shower. There are 2 more bedrooms and a second full 4pc main bathroom on the main floor. The spiral staircase leads to the basement where you are welcomed by a spacious family room with large windows and a door to the enclosed sunroom and backyard. The well appointed backyard space has stone patio and an outdoor fireplace surrounded by mature trees and shrubs. There are 2 garden sheds for storing all of your seasonal supplies. The basement also offers 2 more guest bedrooms where one has a cheater door to a 3rd full 4pc bathroom. Laundry is located in the mechanical room in the basement. There is room on the west side of the home to store a modest sized holiday trailer. This property will appease to a vast array of buyers. View this one today and make it Your Home, Your Castle!