



**1910 High Park Circle NW  
High River, Alberta**

**MLS # A2302091**



**\$568,800**

<b>Division:</b>	Highwood Village		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,089 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	-

**Features:** Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s)

**Inclusions:** GARDEN SHED, CONCRETE PLANTER WITH WATER FEATURE, CONCRETE BIRD BATH

OPEN HOUSE SATURDAY, APRIL 25th 1:00p.m. to 4:00 p.m. AN EXCEPTIONAL ONE OWNER SPACIOUS HOME ON A QUIET STREET IN SOUGHT AFTER HIGHWOOD VILLAGE! THIS OUTSTANDING HOME WAS BUILT IN 2016 AND NOT LOCATED IN THE FLOOD ZONE. An immaculate bright and spacious home. Large inviting foyer with sitting area and double door closet. Direct access to the two-piece bathroom and the insulated double attached garage. Stylish luxury vinyl plank flooring runs throughout this well-designed 2089 sq. ft. home with the perfect layout. The spacious living room features large windows that overlook the back yard, with an elegant black slate gas fireplace and provides clear views to the kitchen and dining area. You will love this large kitchen with upgraded stainless-steel appliances. Gas range and new L.G. French door fridge with freezer drawer. Elegant granite counters with tile backsplash, upgraded cabinets with crown mouldings, lots of drawers for storage and the large walk-in a large pantry with automated lighting. Large 8' granite island with eating bar, double sinks and dishwasher, perfect when entertaining or food prep. An additional granite counter makes the perfect coffee station. Spacious dining room is perfect for your full dining suite including room for a sideboard. Access to the raised back deck with stairs to the fenced yard, lawn and garden area with large new shed. This private deck offers a great space for relaxing and entertaining. An expansive primary retreat has room for all your bedroom furniture plus includes a large walk-in closet and a huge 13'x10'x10'; 4-piece en-suite bathroom with double granite vanities and oversize walk-in shower. Two additional bedrooms, each with two windows and large closet space. Upper level 4-piece bathroom with soaker bathtub/shower combo

and double door linen /towel storage. Convenient upper floor laundry room with full size upgraded washer and dryer, granite counter, sink and lower storage cabinet, plus an additional walk-in storage area. The unfinished basement offers you a huge open space, egress window and roughed in plumbing - ready for your future development. A sought-after location in High River where you can walk to Notre Dame Collegiate School. High River offers golf, dining, shopping, excellent schools and the High River Hospital. You will love the Rodeo's plus many other community events and services. Easy drive to Okotoks, Calgary and west to Kananaskis Country. \* Please check out the drone video\*\*