



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

**MLS # A2303123**



**\$579,999**

<b>Division:</b>	Highwood Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Dog Run Fenced In		

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

**Inclusions:** N/A

Welcome to this well-maintained bungalow in the desirable community of Highwood Village, located in NW High River. Situated on a spacious corner lot, this home offers 1,198 sq ft on the main floor plus an additional 1,170 sq ft in the fully developed basement, providing plenty of room for families of all sizes. Featuring 4 bedrooms and 3 bathrooms, this home offers a functional layout with great potential to make it your own. Recent upgrades include fresh paint throughout, updated flooring in the basement and on the stairs, as well as some new doors and window coverings, giving the home a refreshed feel while still leaving room for future customization. The fully developed basement expands your living space with additional bedrooms, a bathroom, and room for recreation, hobbies, or a home office. Step outside and enjoy the added privacy of a corner lot, along with direct access to Longview Trail, perfect for commuters needing quick and convenient access in and out of town. Highwood Village is a family-friendly neighbourhood offering a wide range of nearby amenities including parks, a splash park, golf course, schools, gas stations, dining options, and scenic walking paths. Whether you're a first-time buyer, growing family, or investor, this property offers incredible potential in a great location. Professional photos coming soon!! Book your showing today and see the potential for yourself! Call your favourite REALTOR today to book your private showing and see the potential for yourself!