



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2303771



\$649,000

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	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home		

Inclusions: N/A

This beautifully maintained bi-level home is located on a quiet cul-de-sac in the desirable Highwood Village community and offers over 2,700 sqft of developed living space. Bright and spacious throughout, the home features soaring fourteen-foot vaulted ceilings and a skylight that fills the main level with natural light. The functional layout offers open yet well-defined living spaces, highlighted by a cozy gas fireplace that adds warmth and charm. The primary bedroom is privately situated on its own level, creating a comfortable retreat separate from the main living areas. The fully finished lower level provides bright, flexible space ideal for a family room, home office, gym, or guest area. Central air conditioning was installed in 2024 for added year-round comfort. The double attached garage is a standout feature, complete with upgraded 220V wiring and a hot and cold water sink. An extended parking pad provides extra parking and is perfect for additional vehicles, trailers, or workspace needs. The generous spacing between neighboring homes creates an added sense of privacy and also offers potential for future RV parking. Step outside to the fully fenced backyard featuring a spacious deck, storage shed, and additional 220V electrical service. Located within walking distance to schools, parks, a spray park, shopping, and Highwood Lake, with plenty of nearby recreation options, this move-in ready home offers outstanding value in High River.