



**505 High Park Court NW  
High River, Alberta**

**MLS # A2140261**



**\$639,000**

<b>Division:</b>	Highwood Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,225 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, Street Lighting, Rect		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

THIS HOME IS READY TO BE CALLED YOURS - Ideally LOCATED - in a peaceful cul-de-sac and backing onto a green space pathway - you can vision happy dog walking, kids learning to ride their bikes, summer street hockey and tranquility in your garden. Spend warm sunny mornings on your front porch with a coffee or enjoy a glass of wine from your spacious deck. CUSTOM Design - charms both aesthetically and with comfort - bespoke details and smart colours and ambient light amplify a great floor plan. You are greeted with an open to below vestibule welcoming you to generous primary rooms rich with upgrades. The front office (could also be used as a formal dining room) is a great setting for working from home with large front glazing work takes on blue prairie skies for your comfort. The open concept family room / dining area and kitchen are unified with wonderful hardwood floors and a bank of windows overlooking your entertaining deck and yard. The kitchen is highlighted with upgraded appliances, understated quartz countertops and abundant storage including a large corner pantry. As you move upstairs exceptional design brings you to landing directing you to the large bonus room with vaulted ceilings, an excellent retreat or privately placed to the three bedrooms each with their own design. The primary bedroom is highlighted with a unique built in headboard / wainscoting and rich barndoor to the full ensuite. Lastly, bring your inspiration to the basement. The photos say it all - do not miss out on your future home.