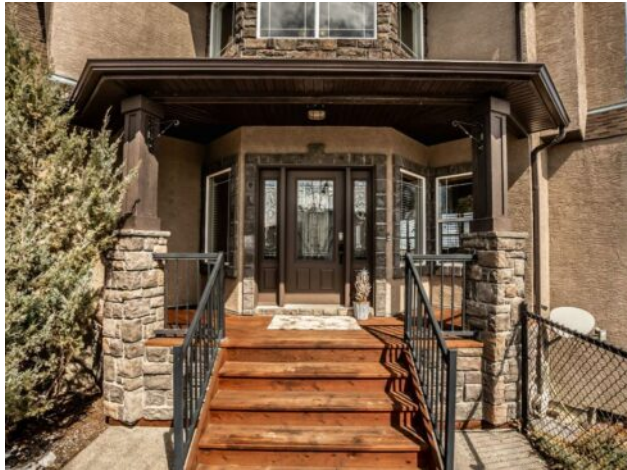




**1518 High Park Drive NW  
High River, Alberta**

**MLS # A2141625**



**\$789,900**

<b>Division:</b>	Highwood Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,297 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Irregular Lot, Lands		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<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>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	N/A		

This stunning 2300ft, 4 bedroom, 3.5 bathroom custom built home has been lovingly cared for by its original owners and is ready to be passed on as Your Castle! This property sits on a massive pie shaped lot at the end of a cul de sac with a masterfully crafted & professionally landscaped backyard. The house has eye catching curb appeal with unique roof lines and a turret above the front door paired with exposed aggregate concrete driveway. Once inside the entry is open to the above 2nd level with bright south facing windows. The main floor living space has a natural flow with circular access from the front door and the attached garage. The living room has a corner gas fireplace and the kitchen offers granite countertops, under mount cabinet lighting and stainless steel appliances. The dining space separates these 2 spaces and can accommodate large family gatherings. The balcony overlooks a corner of Highwood Lake and the green space. Circling back towards the mudroom there is a main level office and laundry for multitasking. The garage is a decent 24x22ft with double overhead doors. The upper level has a spacious master retreat, complete with a walk-in closet and full 4pc ensuite bathroom, including jetted tub. There are 2 more bedrooms and a 4pc main bathroom. The bonus room has classic heritage style sloped ceiling and is currently being used a bedroom. The basement has a fully functional wood burning fireplace, large rec area housing a pool table and a wet bar to complete this dream man-cave. Outside the walkout door is an included hot-tub. There is a 4th bedroom and a 3pc bathroom to finish off this extra living space. This property truly marks off all of the check boxes. Book your viewing today and make this one Your Home, Your Castle.