



**501 High Park Boulevard NW
High River, Alberta**

MLS # A2146437



\$799,900

Division:	Highwood Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,414 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Environ		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wood Counters

Inclusions: 2nd dishwasher, 2nd fridge, TV in Primary Bedroom, TV and heater on the lower deck

We proudly present this executive walkout bungalow. West-facing backyard looking out over the amazing Highwood Lake and the majestic rocky mountains. Over 2800 Sq. Ft. of developed living space, featuring 2 bedrooms, den, and 2.5 bathrooms. The open-concept main floor with vaulted ceilings is perfectly situated to be flooded with natural sunlight. Gourmet kitchen with stainless steel appliances, beautiful cabinetry, butcher block countertops, copper sinks, a large island with an eat-up counter, gas range, and a good-sized pantry. Spacious dining area and living room with 2-sided fireplace. On the other side of the fireplace is the primary bedroom. 4 pc on suite has 4'x8' shower, and double sinks. Large walk-in closet with an opening window to keep your clothes smelling fresh. Also on the main level is a den, 2 pc powder room and main floor laundry with cabinets. The lower level is incredibly inviting with a rec room with 2nd gas fireplace, a kitchenette complete with a full-size fridge, microwave, and dishwasher, 2nd bedroom, 4 pc bath, and a hobby room with cabinets and rough-in plumbing for a future sink. Hardwood and tile floor throughout the main level and stamped concrete with hot water heat on the lower level. The oversized upper deck overlooks the lake and is set back from walking paths ensuring you get a beautiful view and privacy while you enjoy the sunsets and gorgeous mountain views. For privacy and protection from the heat of the south sun, there are retractable sunshades and etched glass side panels. Step out on the lower level to a very well-kept yard. Large covered concrete pad with privacy sunscreen, overhead heater and a TV, stamped concrete patio and garden space. The double attached garage has an extra big door (8'x16') for easy parking, plenty of overhead storage, and a workbench. Highwood Golf Course, spray park and

playground, convenience store/gas station, High School, and walking path along the Highwood River are all just a couple blocks away.