

**1908 High Park Circle NW
High River, Alberta**

MLS # A2166502



\$499,900

Division:	Highwood Village		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,469 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)

Inclusions: Shed, TV Bracket, Fan Remote(2)

THIS IS IT! No Condo Fees, NO age Restrictions. DOUBLE ATTACHED garage PLUS Your Very Own Backyard under \$500,000!!!! Discover the charm of this 1469.23 sqft semi-detached bungalow style home located in the sought-after Highwood Village neighborhood! Upon entering from the COVERED front porch, you're welcomed by a large BRIGHT foyer. This space can also be used as small office area. Direct access to your drywalled/insulated garage - big enough for your truck. Main floor laundry room with lots of space to hang your clothes to dry!!!! Your chance to enjoy "villa" style ONE LEVEL living without the rules! Stylish luxury vinyl plank flooring runs throughout the home. The main level boasts a practical "open-concept" layout perfect for dining/cooking/entertaining or just living! You will love this kitchen with "like new" stainless steel appliances, granite counters, a large pantry with automated lighting and a great island with room to eat/drink or chat with guests while cooking/baking! LARGE dining room space - bring your table and hutch if you are downsizing from a big 2 storey or acreage - it will fit here! The living room is anchored by a gas fireplace to keep you warm and cozy on winter days (TV bracket behind picture!) and provides clear views to the kitchen and dining area. Step outside to the backyard, where you can enjoy meals on your deck and transition down to your PRIVATE yard. Shed located on pad now - but this can be moved and you can store your RV or Trailer here - or bring a third vehicle! Have dogs? They will love the fenced space! And no one to tell you how many you can have!!!! The HUGE primary retreat has room for all your bedroom furniture plus includes a large walk-in closet and a lovely 4-piece en-suite with a double granite vanity with a stand-up shower. The main floor also features a large SECOND bedroom PLUS a

4-piece second bathroom with bathtub/shower combo and ample storage! The unfinished 1394.34 sqft basement offers you a huge open space - big windows - rough in plumbing - ready for your imagination. This home provides exceptional value in High River, where you can enjoy outdoor activities, golf, dining, shopping, a vibrant arts scene, and access to schools, a hospital plus other community services. Easy drive to Okotoks and Calgary. Under an hour to the Calgary Airport. Enjoy shoveling and mowing the lawn? Great! If not - neighbours share the same snow removal/landscape service for minimal monthly cost! Built in 2016. NOT located in the flood zone. This community is desirable. Houses sell FAST on this street - call your realtor today! Quick possession possible too!