

# \$840,000 - 1718 High Park Drive Nw, High River

MLS® #A2211511

**\$840,000**

4 Bedroom, 4.00 Bathroom, 2,213 sqft

Residential on 0.15 Acres

Highwood Village, High River, Alberta

New PRICE! BACKING INTO A GREEN AREA, WALK-OUT BASEMENT on large Lot in Highwood Village, High River  
New PRICE!... Welcome to this stunning family two-storey walkout home, With direct access to the adjacent park and extensive green space, this home offers unmatched outdoor enjoyment right from your backyard. Perfectly situated in the desirable NW neighbourhood of Highwood Village. Built in 2006 and nestled on an oversized 6,577 sq ft lot, this property backs onto a lush green space and is just minutes from the tranquil Highwood Lake â€” offering the perfect blend of nature, privacy, and convenience. Step inside to an inviting open-concept main floor, where you'll find a spacious family-sized kitchen featuring tile flooring, a large dining nook, and like-new stainless-steel appliances. Step out onto your private deck and enjoy your morning coffee while soaking in picturesque views of the green space and nearby pond. The bright and airy family room is designed for relaxation, complete with large windows that flood the space with natural light and a cozy gas fireplace. A formal dining room provides ample space for family gatherings and entertaining. A functional laundry/mud room with a sink completes the main level. Upstairs, NEWER CARPET has been installed throughout. The upper floor includes a cozy bonus room and three generously sized bedrooms, including a luxurious primary suite with a walk-in closet, breathtaking VIEWS, and a NEWLY



RENOVATED spa-inspired ensuite. Enjoy a double vanity, standalone tub, glass-enclosed shower, and a private water closet. The professionally developed WALKOUT basement features in-floor heating, a spacious fourth bedroom with a walk-in closet, a full bathroom, and an expansive family/recreation room – all illuminated by large windows that continue the bright, open feel of the home. Additional highlights include an OVERSIZED garage, a dog run, and ample space for RV or boat parking.

Don't miss this rare opportunity to own a beautifully updated home on one of the largest lots in Highwood Village!

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211511    |
| Price          | \$840,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,213       |
| Acres          | 0.15        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1718 High Park Drive Nw |
| Subdivision | Highwood Village        |
| City        | High River              |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1V 0A3                 |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized |
| # of Garages   | 2  |
| Waterfront     | See Remarks  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | In Floor, Electric, Fireplace(s), Forced Air, Geothermal, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Blower Fan, Gas, Living Room, Mantle, Stone   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Walk-Out  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Garden  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 49               |
| Zoning         | TND              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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