

# \$625,000 - 1918 High Park Circle Nw, High River

MLS® #A2213371

**\$625,000**

3 Bedroom, 3.00 Bathroom, 2,230 sqft  
Residential on 0.09 Acres

Highwood Village, High River, Alberta

Welcome to this stunning semi-detached home located in Highwood Village, where properties like this are a rare find! Offering over 2,200 sq ft of beautifully designed living space and a double attached garage, this home is perfect for families, professionals, or anyone seeking comfort, functionality, and style. Step inside to a bright and airy open-concept main floor where 9-FOOT ceilings create an immediate sense of space and elegance. This thoughtfully designed layout seamlessly connects the living, dining, and kitchen areas—making it perfect for entertaining guests or enjoying everyday moments with family. Natural light pours through large windows, enhancing the open feel and highlighting the stylish finishes throughout. The kitchen is a true standout, featuring sleek STAINLESS STEEL appliances, polished GRANITE countertops, and ample cabinetry for all your culinary needs. A massive walk-through pantry offers exceptional storage and easy access from the garage, making grocery trips a breeze. Just off the main living area, you™ll find a spacious and private home office—ideal for remote work, studying, or organizing household tasks with ease and convenience. Upstairs, you'll find the primary retreat is a true standout, boasting a massive ensuite with DOUBLE VANITIES and a large walk-in closet. In addition to the spacious primary suite, you™ll find two generously sized bedrooms, perfect for kids, guests, or a home gym. A large bonus room provides



versatile space for a play area, media room, or cozy family hangout—whatever suits your lifestyle best. A well-appointed 4-piece bathroom serves the additional bedrooms, while the convenient upstairs laundry room means no more hauling baskets up and down the stairs. Whether you're starting your morning or winding down for the evening, this upper level offers the space and layout to fit every part of your day. The basement remains unfinished, but with egress windows and a rough-in for a bathroom, it's ready for your future development ideas—whether that's more bedrooms, a rec space, or both. Outside, enjoy beautifully landscaped front garden with vibrant flowers and low-maintenance rockwork. The backyard is equally impressive, featuring a large deck perfect for summer BBQs and a private yard space ideal for the kids or relaxing in peace. Don't miss your chance to own this exceptional home in a sought-after community!

Built in 2021

**Essential Information**

MLS® #	A2213371
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,230
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	1918 High Park Circle Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0E7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Gas Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	8
Zoning	TND

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.