

**310 Highwood Village Place NW
High River, Alberta**

MLS # A2274854



\$799,999

Division: Highwood Village

Type: Residential/House

Style: 2 Storey

Size: 2,625 sq.ft. **Age:** 2002 (24 yrs old)

Beds: 7 **Baths:** 3 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.17 Acre

Lot Feat: Back Yard, No Neighbours Behind

Heating: Forced Air

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle, Asphalt/Gravel

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Pantry, Storage, Walk-In Closet(s)

Inclusions: None

Highly desirable home in High River featuring 5 bedrooms on the upper level plus 2 additional bedrooms in the developed basement, along with 3.5 bathrooms—ideal for large or multigenerational families. The main floor offers a versatile front-facing space perfect for a home office, an oversized walk-in pantry off the kitchen, and a living room—dining room area with a convenient rough-in for a future fireplace. The spacious fenced backyard includes mature apple trees and a stunning larch tree that turns golden in the fall, along with a wide, hot-tub-ready deck and the privacy of no rear neighbours. Situated in a quiet cul-de-sac and less than an hour from Calgary with easy access to the main highway, this home provides exceptional value and comfort. Come and see for yourself!