

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

**MLS # A2279694**



# \$650,000

<b>Division:</b>	Highwood Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,179 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Security Cameras, Elliptical

Nestled in the desirable northwest community of Highwood Village, just steps from scenic Highwood Lake, this beautifully upgraded family home perfectly blends modern comfort with everyday functionality. From the moment you step inside, the thoughtful layout and quality upgrades are immediately apparent, including leathered granite countertops throughout, low voltage wiring for a centralized video and sound system, underground irrigation, newly installed solar panels (2025) and hot water tank (2024). A generous 12' x 14' front office provides the ideal space for a home based business or private study. The heart of the home is the open concept main floor, highlighted by a stunning kitchen featuring an oversized centre island, walk-through pantry, and seamless flow into the dining and living areas. The inviting living room showcases rich hardwood flooring, a cozy gas fireplace, and expansive west facing windows that fill the space with natural light. Step outside through the breakfast nook to a spacious west-facing backyard complete with a two-tier deck—perfect for entertaining, summer BBQs, or enjoying peaceful sunset evenings. With access from the backyard to walking paths and green space, outdoor enjoyment is right at your doorstep. Upstairs, new vinyl plank flooring leads to a large bonus room with vaulted ceilings, fully wired for a theatre system, creating an inviting retreat for movie nights or family gatherings. The primary suite offers a true escape with his and hers closets and a luxurious five piece ensuite, while two additional bedrooms are thoughtfully located near the laundry room for added convenience. An oversized double attached garage and central air conditioning complete this impressive package. Move in ready and ideally located, this home is designed for modern living in a fantastic community.