

# \$620,000 - 1006 Highland Green Drive Nw, High River

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MLS® #A2211530

**\$620,000**

5 Bedroom, 4.00 Bathroom, 1,891 sqft

Residential on 0.11 Acres

Highland Green Estates, High River, Alberta

Your Dream Family Home Awaits!

Nestled in the family-friendly community of Highland Green Estates, this impressive 2-story home offers the perfect blend of comfort, convenience, and modern living. Imagine stepping out your front door to enjoy the park across the street, or a quick drive to the nearby golf course for a relaxing afternoon. With its location on the north end of town, you'll appreciate the easy access to both Okotoks and Calgary, making commuting and accessing amenities a breeze.

Step inside and be greeted by a spacious and inviting main floor. The heart of the home is the stunning kitchen, featuring a large island, brand new range, ample pantry space, and an abundance of windows that flood the area with natural light. There's plenty of room for your kitchen table, perfect for family meals, and direct access to a large deck with a gas line for your BBQ, ideal for outdoor entertaining. The living area, complete with a cozy fireplace, is open to the kitchen, creating a seamless flow for gatherings. Convenience is key with a powder room and laundry on the main floor. Retreat to the luxurious primary suite on the upper level, boasting a 5-piece ensuite bathroom, a spacious walk-in closet, and a unique and practical two-sided linen closet. The upstairs also features a large flex bedroom/bonus room, perfect for a home office, playroom, or media center, along with two additional well-sized bedrooms and a 4-piece bathroom.



The fully developed walkout basement offers even more living space, featuring a comfortable bedroom, a separate living area, and a convenient 4-piece bathroom. This level provides excellent potential for a guest suite, in-law accommodation, or a fantastic recreational space.

Don't miss the opportunity to own this exceptional family home in a sought-after High River location. Enjoy the benefits of a wonderful community, fantastic amenities close by, and a home designed for comfortable and convenient living. Schedule your showing today!

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211530    |
| Price          | \$620,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,891       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1006 Highland Green Drive Nw |
| Subdivision | Highland Green Estates       |
| City        | High River                   |
| County      | Foothills County             |
| Province    | Alberta                      |
| Postal Code | T1V 1V8                      |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Range                                                 |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Gas, Great Room                                                                                     |
| Has Basement      | Yes                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                            |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Vinyl Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 8                |
| Zoning         | TND              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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