

# **\$575,000 - 1006 Highland Green Drive Nw, High River**

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MLS® #A2221983

**\$575,000**

5 Bedroom, 4.00 Bathroom, 1,891 sqft

Residential on 0.11 Acres

Highland Green Estates, High River, Alberta

Back on market with brand new carpeting in the basement! 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® #	A2221983
Price	\$575,000
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
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Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
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 Lane, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	36
Zoning	TND

## Listing Details

Listing Office	MaxWell Capital Realty
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