



## 208 HIGHWOOD VILLAGE Place High River Alberta

\$574,900

WELCOME to this IMMACULATE, A/C'd Bungalow that boasts 2,243.97 Sq Ft of Developed space in the SOUGHT-AFTER Community of Highwood Village! This CHARMING property features 2 Bedrooms (with potential for a 3rd), 3.5 Bathrooms including a PRIVATE EN-SUITE, all on a SPACIOUS 6,081 Sq Ft LOT in a CUL-DE-SAC complete with an attached INSULATED Oversized Double Garage with WIFI Capability! This EASY Access Home offers beautiful curb appeal with LOW-MAINTENANCE Landscaping, Eye-Catching Exterior Brick Detailing, and a WHEELCHAIR-ACCESSIBLE CONCRETE RAMP that leads to the Main Entryway and a accessible sideway leading to the MASSIVE backyard. Step inside to discover a WARM and INVITING atmosphere throughout. The Living room is just off the foyer, which is BRIGHT and AIRY with EXPANSIVE windows that flood the space with NATURAL Light. The CONVENIENT 2 pc Bath is nearby. There is also a dedicated HOME OFFICE, perfect for Remote Work or an IN-HOUSE CLINIC. The UPDATED Kitchen is truly the 'Heart of the Home', showcasing stylish Two-Toned Cabinetry, a Tiled Backsplash, Stone Countertops, a GRANITE Kitchen Island with a Breakfast Bar, SS Appliances including a BUILT-IN Dishwasher/Refrigerator and Double Oven Electric Stovetop, along with a handy CORNER Pantry. The PRIMARY Bedroom has a 3 pc EN-SUITE with a standing glass shower for those mornings you need to get going. The WALK-IN closet is perfect for organizing clothing and your items. The 2nd Bedroom is a good size too, with a BIG window. The Washer and Dryer are located conveniently near the NEWLY RENOVATED 4 pc main Bath for added functionality with a Soaker Tub for those days you need to UNWIND after a long day. An EcoBee WIFI Thermostat WITH remote sensors. The FULLY Developed Basement features a LARGE Family room perfect for evening relaxation or watching movies/game nights together. There is a 3 pc bath with a standin...

Family room 32.75 Ft x 10.75 Ft

Bedroom 12.67 Ft x 10.75 Ft

Other 11.92 Ft x 7.58 Ft

Pantry 3.75 Ft x 3.75 Ft

Primary Bedroom 12.42 Ft x 10.42 Ft

Other 6.42 Ft x 4.92 Ft

Listing Presented By:



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Other	11.92 Ft x 10.83 Ft	3pc Bathroom	7.58 Ft x 4.92 Ft
Storage	10.17 Ft x 8.75 Ft	Bedroom	9.00 Ft x 8.83 Ft
3pc Bathroom	9.42 Ft x 7.42 Ft	4pc Bathroom	8.75 Ft x 4.92 Ft
Furnace	16.33 Ft x 5.42 Ft	Foyer	10.42 Ft x 4.08 Ft
Living room	12.92 Ft x 10.83 Ft	Den	9.17 Ft x 7.33 Ft
Kitchen	16.00 Ft x 9.92 Ft	Laundry room	5.83 Ft x 4.92 Ft
Dining room	12.25 Ft x 8.83 Ft		