



# 1803 High Park Boulevard High River Alberta

\$629,900

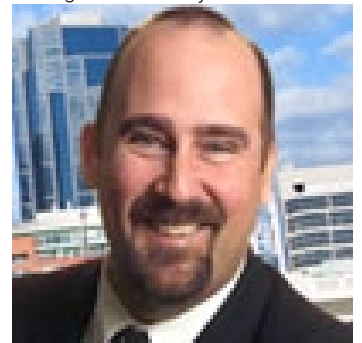
This exceptional, fully finished 5-bedroom home is carefully planned to be extremely comfortable and practical, and with 3400 sq feet of developed living space over 3 levels, is ideal for a large family. Located on a large lot on a quiet street in NW High River, this home has easy access to walking paths and is steps away from Highwood Lake, the spray park, and the pump track. The main floor welcomes you in with a unique stone wall, high ceilings, and genuine hardwood throughout. The kitchen has granite counters, under cabinet lighting, exposed timber, a large walk-in pantry, and an adjoining dining room with 8' patio doors leading to the covered deck. On this level will you also find a convenient main floor office, 2-piece washroom, and cozy living room with gas fireplace. The second floor has a sky-lit loft area that looks down into the kitchen, as well as four generous sized bedrooms including the primary bedroom and deluxe ensuite with walk-in tile shower and corner soaker tub. A spacious rec room with gas fireplace, a 4-piece washroom, storage space and fifth bedroom make up the basement that includes in-floor heat and vinyl plank flooring. Extras in this beautiful home include central air, central vacuum, covered decks front and back, and a new hot water tank in 2022. This home has also been wired for a hot tub! Accessed from the back alley, the 23x22' double attached garage has a gas heater and higher ceiling height able to accommodate a car lift or suspended storage. The oversized lot has a private and sunny west-facing backyard, a dedicated area for RV parking, and a fenced-in dog run beside the garage, separate from the main yard. Full of character and charm and with eye-catching curb appeal, you don't want to miss out on this one! Please click the multimedia tab for an interactive virtual 3D tour and floor plans. (id:6769)

4pc Bathroom 8.33 Ft x 5.00 Ft  
 Bedroom 11.50 Ft x 11.42 Ft  
 Recreational, Games room 31.92 Ft x 31.83 Ft  
 Furnace 10.42 Ft x 8.75 Ft  
 2pc Bathroom 7.08 Ft x 3.00 Ft  
 Dining room 14.50 Ft x 13.42 Ft

Office 12.00 Ft x 11.92 Ft  
 4pc Bathroom 9.08 Ft x 8.33 Ft  
 5pc Bathroom 15.08 Ft x 7.17 Ft  
 Bedroom 15.17 Ft x 12.00 Ft  
 Bedroom 14.08 Ft x 12.00 Ft  
 Bedroom 13.83 Ft x 10.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Southern Realty

<http://jltrealestate.ca/>

### RE/MAX Realty Professionals

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Foyer 8.42 Ft x 5.67 Ft

Kitchen 13.25 Ft x 9.67 Ft

Living room 18.00 Ft x 12.00 Ft

Primary Bedroom 13.92 Ft x 13.83 Ft

Other 8.75 Ft x 6.00 Ft