



602 Macleod Trail High River Alberta

\$1,729,000

> Welcome to one of High River's most iconic homes—a timeless 1940 Craftsman-style beauty nestled on a rare double corner lot. Just a short stroll from the charming downtown, this heritage property has been THOUGHTFULLY & EXTENSIVELY RENOVATED, with a substantial addition completed in 2021 that blends seamlessly with the original architecture. With OVER 4,100 SQ FT OF DEVELOPED LIVING SPACE, this home offers the perfect balance of historic character & modern comfort. At the heart of the home, you'll find a custom-designed kitchen surrounded by rich millwork, exposed brick, & sun-filled living spaces. The cozy living room, complete with a gas fireplace & period-inspired detailing, invites you to unwind & enjoy the character that only a home of this vintage can offer. One of the most remarkable features of the addition is the use of 120 year-old Douglas Fir hardwood flooring, sourced to blend perfectly with the original hardwood—a detail that speaks to the exceptional craftsmanship & care taken in every element of this renovation. The home features 3 bedrooms and 4.5 beautifully finished bathrooms. The primary bedroom is a true retreat, offering peaceful views & convenient access to the back of the property. The ensuite is luxurious & functional, with heated tile floors, a double vanity & a large tiled walk-in shower. Off the generous walk-in closet, you'll find a conveniently located laundry area. A standout feature is the expansive loft space, with soaring vaulted ceilings, offering endless potential—whether used as additional bedrooms, a home office, or private gym. The fully developed basement includes another inviting living area, a wet bar for entertaining, a second gas fireplace, & ample room to relax or host guests. NOTABLE UPGRADES: ALL NEW PLUMBING, ELECTRICAL, WINDOWS, INSULATION, ROOF, FURNACES AND HOT WATER TANKS. Outside, the property truly shines. Mat...

5pc Bathroom 12.25 Ft x 11.33 Ft

Loft 35.92 Ft x 27.25 Ft

4pc Bathroom 10.58 Ft x 5.00 Ft

Office 21.42 Ft x 18.33 Ft

Bedroom 10.58 Ft x 18.83 Ft

Laundry room 10.33 Ft x 5.17 Ft

Dining room 11.67 Ft x 11.17 Ft

Primary Bedroom 13.75 Ft x 15.75 Ft

Living room 20.58 Ft x 6.33 Ft

Den 8.17 Ft x 10.33 Ft

Foyer 8.25 Ft x 12.33 Ft

Bedroom 11.58 Ft x 11.50 Ft

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Listing Presented By:



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Recreational, Games room	32.25 Ft x 24.92 Ft	2pc Bathroom	4.92 Ft x 5.00 Ft
Kitchen	11.50 Ft x 18.42 Ft	3pc Bathroom	5.00 Ft x 8.67 Ft
Family room	17.58 Ft x 11.17 Ft	4pc Bathroom	10.50 Ft x 13.25 Ft