

# \$314,900 - 1303 Prairie Sound Drive Nw, High River

MLS® #A2232895

**\$314,900**

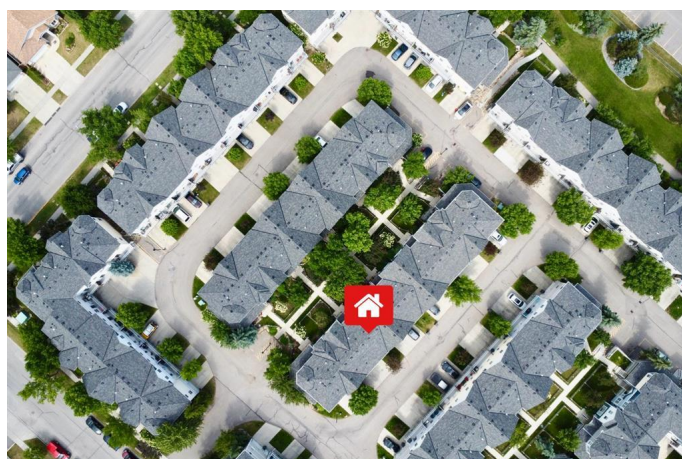
2 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.04 Acres

Highwood Village, High River, Alberta

**YOU WON'T WANT TO MISS THIS ONE!**

Family friendly community! This well-laid-out townhome is located in a **BEAUTIFULLY MAINTAINED** and **PET-FRIENDLY** complex and offers an ideal combination of space, function, and affordability. Featuring two bedrooms **EACH WITH THEIR OWN ENSUITE** and **WALK-IN CLOSET**, this home is perfect for families, roommates, or guests. The **SPACIOUS MAIN LEVEL** offers a combined living and dining area with rich **HARDWOOD FLOORS**, while the kitchen includes an eating nook, breakfast bar, maple cabinetry, a **CORNER PANTRY**, and direct access to your **SOUTH-FACING PRIVATE DECK**—perfect for BBQs and relaxing. A 1/2 bath completes the main floor. Upstairs, in addition to the two large master bedrooms, you'll find a **VERSATILE BONUS ROOM** - ideal as a TV space, kids's™ area, or home office, a built-in desk and designated laundry area. The developed lower level adds a **FLEX ROOM** for extra living space or hobbies. The **OVERSIZED SINGLE ATTACHED GARAGE** has room for a truck, a side area for a workshop, storage or toys, and a driveway long enough to accommodate a second vehicle. There is also a room accessed from the garage for **EXTRA STORAGE**. Enjoy strolling along the sidewalks to the landscaped, fenced front yard, or explore nearby walking paths, a spray park, playgrounds, golf course and other convenient amenities. **LOW CONDO FEES**, a



HIGH-EFFICIENCY FURNACE and plenty of visitor parking make this home even more attractive. High River offers the charm of small-town living with all the essential amenities, including shops, restaurants, schools, parks, and a full-service hospital. Enjoy scenic walking paths, a vibrant community spirit, and easy access to Calgary just 30 minutes away.

Built in 2005

**Essential Information**

MLS® #	A2232895
Price	\$314,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,370
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1303 Prairie Sound Drive Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 2A3

**Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Oversized, Single Garage Detached

# of Garages 1

### Interior

Interior Features Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Partial

### Exterior

Exterior Features Balcony, Other, Storage

Lot Description Front Yard, Landscaped

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed June 24th, 2025

Days on Market 14

Zoning NCD

### Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.