

# \$699,900 - 1945 High Country Drive Nw, High River

MLS® #A2257471

**\$699,900**

5 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 0.11 Acres

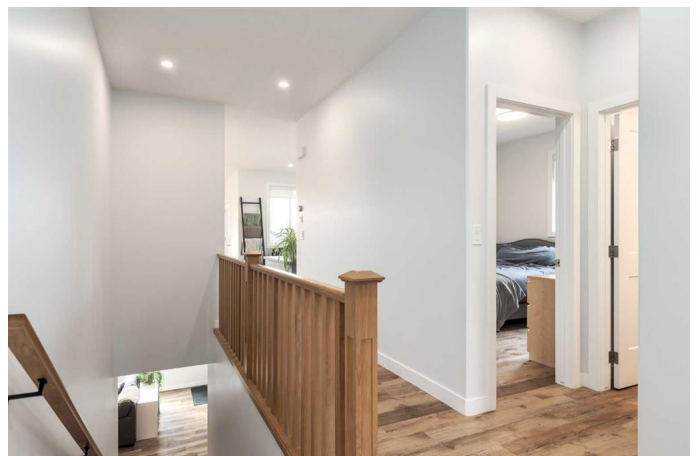
Highwood Village, High River, Alberta

Five bedroom, 1400 sq ft high quality bungalow designed for a family. This home has an exceptional kitchen with beautiful high-end finishes, quartz counters and backsplash, large island, and an over-the-stove pot tap. The home is flooded with natural light and the dining room opens onto a private, covered upper deck. This level also has two bedrooms, including the spacious primary bedroom with a 5-piece ensuite and walk-in closet. Also on the main floor are the living room with cozy gas fireplace, 4-piece bathroom and a laundry room with built in cabinets. In the fully finished walk-out are 3 more bedrooms, 3-piece bathroom, and a 22' x 17' family room. The yard has a large patio, is fully fenced, private, low maintenance, and has alley access. There is an oversized 32' x 24' garage that is insulated, painted, and has excellent lighting. Extras in this home include in-floor heating, central air conditioning, high efficiency boiler, and a water softener. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2257471  |
| Price     | \$699,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,400       |
| Acres          | 0.11        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1945 High Country Drive Nw |
| Subdivision | Highwood Village           |
| City        | High River                 |
| County      | Foothills County           |
| Province    | Alberta                    |
| Postal Code | T1V 0A5                    |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Alley Access, Double Garage Detached, Insulated |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)                            |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener |
| Heating           | In Floor, Forced Air                                                                                              |
| Cooling           | Central Air                                                                                                       |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                                  |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full                                                                                                              |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony                                         |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                 |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 49                   |
| Zoning         | TND                  |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Southern Realty |
|----------------|------------------------|

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