

# \$899,900 - 1808 High Park Boulevard Nw, High River

MLS® #A2211341

**\$899,900**

4 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.16 Acres

Highwood Lake, High River, Alberta

Spectacular location on Highwood lake for this beautiful well appointed and gorgeous 1442 sq ft walk out bungalow with 1385 sq ft of developed basement. Backing on to the lake with walking trails, landscape, maturity. Many features lace this home starting from the stucco and beautiful curb appeal, huge heated 2 door att garage, to the walk out patios with privacy intended. Huge rear deck to enjoy the perfect views covered with lighting and BBQ gas hookup for your outdoor living.. Enter in to this home and see straight through the picture windows to the lake. Open concept, lots of choices of rooms. Currently staged as a dining room at entry is an opportunity for your den/home office. Walk in to the kitchen to the space and bright rooms with help of the sky lights.. main floor laundry out to wards the garage that is on the exterior 24X26 heated garage with hot and cold running water.. clean as can be !! Extra bedroom up then 2 in the huge walk out basement. Open and full of windows to enjoy those views as well, and head out to your hot tub and enjoy a private glass of wine coming from the bar that is conveniently located under the stairway.. Wet bar with bar fridge, sit up bar, and shelving.. Its lovely !! ton of room everywhere you go in this home.. Upgrades lately have been : GE dual gas/electric range in 2014, GE refrigerator 2014, New garage doors and openers in 2017. Two stage "On demand" hot water system 2022,new high efficiency furnace and A/C 2023 .All receipts available. Infloor heating .



This location is fantastic on the lake but located spaciously and perfectly in a wonderful neighborhood !! Close to the golf course, short cut out to HWY 2, convenience store a couple blocks away, liquor store, school, play ground and wonderful walking trails forever...

Built in 2005

### Essential Information

MLS® #	A2211341
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,442
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1808 High Park Boulevard Nw
Subdivision	Highwood Lake
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V1Z8

### Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized, See Remarks
# of Garages	2
Waterfront	See Remarks, Lake, Lake Front

### Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Bidet, Crown Molding
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Range, Instant Hot Water, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Finished, Walk-Out, See Remarks

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscape, Views, Lake
Roof	Asphalt
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 12th, 2025
Days on Market	2
Zoning	TND

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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