

# \$620,000 - 211 High Ridge Crescent Nw, High River

MLS® #A2206741

**\$620,000**

3 Bedroom, 3.00 Bathroom, 1,531 sqft  
Residential on 0.14 Acres

Highwood Village, High River, Alberta

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom gem – lovingly cared for by the original owners and ready to welcome a new family! Nestled in an incredible and quiet neighbourhood, this home truly offers the best of comfort, functionality, and style. Step inside to discover new vinyl plank flooring, a cozy fireplace, and an open, airy layout perfect for making family memories. The kitchen features newer modern stove and overhead microwave hoodfan plus a walk-through pantry. The main floor laundry adds a touch of everyday convenience. The basement offers a unique built-in desk and custom cabinetry, providing the ultimate home office setup. Or simply relax in the spacious lower rec room with gas fireplace. Upstairs, the spacious primary bedroom offers a true retreat with a full ensuite, including corner soaker tub, and a walk-in closet. The double attached garage is insulated and drywalled, while outside, your private oasis awaits with a huge backyard, underground irrigation, large back deck featuring an awning and hot tub, and a side RV parking area – the perfect spot to relax or entertain. This home also includes air conditioning, making it a true retreat year-round. Close to all amenities, parks, and a school, it’s in a location that’s both peaceful and practical. Lovingly kept and meticulously maintained, this home was the perfect haven for one family – and it’s ready to be the perfect place for yours too.



Built in 2002

### Essential Information

MLS® #	A2206741
Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,531
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	211 High Ridge Crescent Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1X8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard, Storage, Awning(s)
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	5
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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