

# \$565,000 - 47 High Ridge Crescent Nw, High River

MLS® #A2196643

**\$565,000**

6 Bedroom, 3.00 Bathroom, 1,434 sqft  
Residential on 0.15 Acres

Highwood Village, High River, Alberta

Welcome to this charming 2600 sq + ft of fully finished space on a quiet, street. The main level boasts 3 bedrooms with hardwood floors, vaulted ceilings, and a bright living room featuring soothing fireplace and a stunning floor-to-ceiling bay window that fills the space with natural light. The enormous oak kitchen comes complete with a sunny breakfast nook and pantry, vinyl plank floor making meal times a delight. The spacious master bedroom offers his and hers sinks and a generous walk-in closet, while two additional bedrooms and a full bathroom complete the main floor. With convenient full laundry hook-ups on both the main level and in the finished basement, your options are endless. Downstairs, the expansive basement provides 3 extra bedrooms, another bathroom, a cozy rec room with a fireplace, and a dedicated laundry room with storage. Perfectly located close to schools and a spray park, this home is a must-see for anyone looking for style, space, and convenience. 24hr notice required for showings .

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2196643  |
| Price     | \$565,000 |
| Bedrooms  | 6         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,434       |
| Acres          | 0.15        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 47 High Ridge Crescent Nw |
| Subdivision | Highwood Village          |
| City        | High River                |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1V 1X7                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                    |
|-------------------|--------------------|
| Interior Features | Vaulted Ceiling(s) |
| Appliances        | See Remarks        |
| Heating           | Forced Air         |
| Cooling           | None               |
| Fireplace         | Yes                |
| # of Fireplaces   | 1                  |
| Fireplaces        | Gas                |
| Has Basement      | Yes                |
| Basement          | Finished, Full     |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage         |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 23rd, 2025 |
| Days on Market | 57                  |
| Zoning         | TND                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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