

# \$800,000 - 933 Macleod Trail Sw, High River

MLS® #A2227736

**\$800,000**

5 Bedroom, 3.00 Bathroom, 1,367 sqft

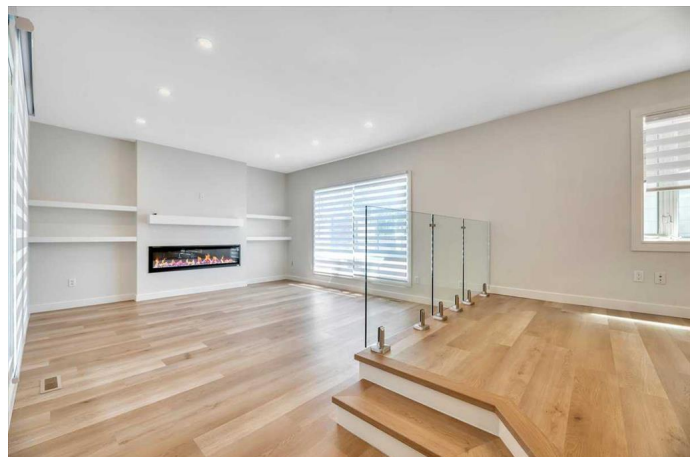
Residential on 0.19 Acres

McLaughlin Meadows, High River, Alberta

Live at the trailhead on country's edge in this quiet, established community with all the comforts of vibrant High River. This beautiful bungalow is at the intersection of Highwood Trail and Macleod Trail.

The curb appeal of the oversized lot carries into this functional, 5 bedroom home. There are modern finishes, stainless steel appliances, air conditioning, and specialty features include tempered-glass divider, stringless window coverings, and multi-setting LED lights. The bright, open concept main floor has direct access to outdoor living spaces, a central dining room, kitchen with generous cabinets and island with serving counter, and the showpiece living room with fireplace and wraparound views. Off to the side is convenient laundry space and 3 bedrooms each with a different view. The retreat primary bedroom is complete with two closets and ensuite with glass shower doors. There is a private side-entrance and mudroom between floors making the lower-level ideal for separate living. Downstairs there is a huge recreational room with another fireplace and a wet bar / flex space that could be modified for generational living or other. The two large bedrooms have egress windows, and the full bathroom has a soaker tub. Completing this level are the 2nd set washer and dryer plus storage space.

The oversized double garage is insulated and



heated. It is set up for workspace with airlines and 220v power. The outdoor spaces are large and ready for everyone's enjoyment, starting at the deep front yard with custom fencing and gazebo with a heater. A covered patio is between house and garage, and the very private enclosed back yard is set up for storing RV's, big toys, pets, kids' playground, or customizing for you. There is RV plug-in, huge gates, and a shed with pass pass-through to the front yard.

Easy walking distance are a hospital, elementary school, downtown, community garden and rink, and vast green space. High River is an iconic town with historic buildings and murals, TV and movie filming, and community events like car shows, and hot air ballooning which have taken place right out across the street.

This is a once-in-a-lifetime location and lifestyle opportunity.

Built in 1975

**Essential Information**

MLS® #	A2227736
Price	\$800,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,367
Acres	0.19
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	933 Macleod Trail Sw
Subdivision	McLaughlin Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1C2

### **Amenities**

Parking Spaces	6
Parking	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Rear, Gated, Heated Garage, Insulated, Oversized, Secured, Workshop in Garage
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard, Dog Run, Private Entrance, Private Yard, RV Hookup, Storage
Lot Description	Back Lane, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac, Dog Run Fenced In, Environmental Reserve, Front Yard, Gazebo, Greenbelt, Low Maintenance Landscape, Private, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	81
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX First
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