

\$734,900 - 1957 High Country Drive Nw, High River

MLS® #A2256740

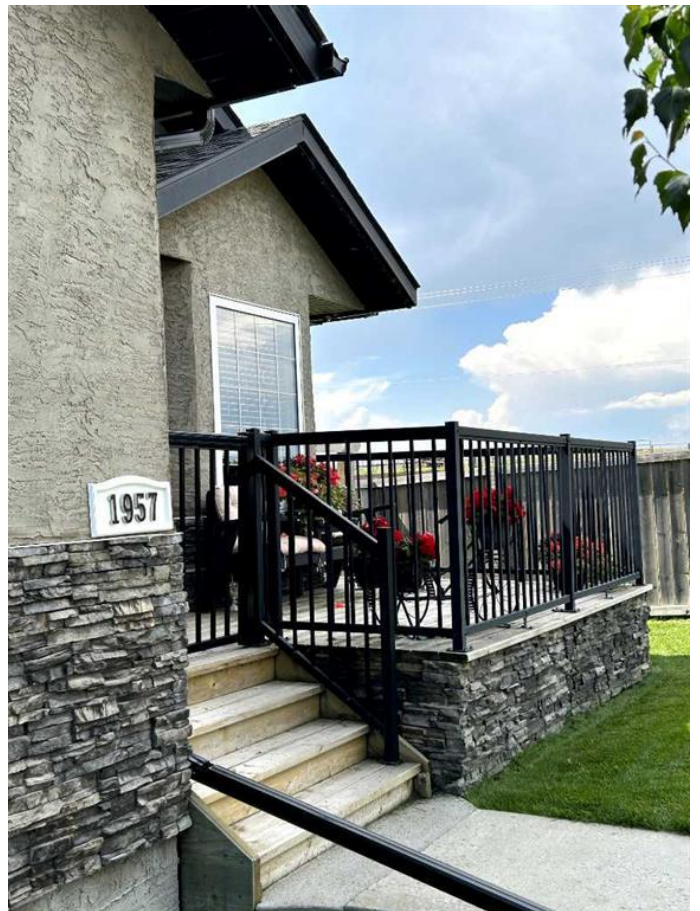
\$734,900

4 Bedroom, 3.00 Bathroom, 1,345 sqft
Residential on 0.12 Acres

Highwood Village, High River, Alberta

Luxury Living with Exceptional Versatility – A Rare Opportunity

Welcome to this beautifully appointed bungalow, where style, comfort, and functionality come together in perfect harmony. Designed to impress, this spacious home offers elegant living on the main level and a thoughtfully designed “illegal suite” in the walk-out basement – ideal for multigenerational living, guests, or supplementary income. Main Floor Elegance: A vaulted ceilings and a stunning gas fireplace anchor the sophisticated family room. Open-concept kitchen and dining area with seamless access to a large, elevated deck complete with a gas BBQ hookup. The chef’s kitchen is a standout feature, complete with professionally painted cabinetry, newer upgraded stainless steel appliances, rich quartz countertops, under-cabinet lighting, a large peninsula with seating, and direct access to the expansive deck with a gas BBQ hookup perfect for indoor/outdoor living. Three generously sized bedrooms offering comfort and privacy, Main floor laundry for added convenience, Integrated surround sound system throughout, Central air conditioning for year-round comfort Outdoor Excellence: Impressive 28' x 26' heated double garage with hot water in-floor heating, 220V power, built-in shelving, and cabinetry. A dream for hobbyists or car enthusiasts. Additional parking beside the



garage, perfect for an RV, boat, or multiple vehicles Private yard with direct access from the deck, ideal for entertaining or relaxing in peace. Lumenox custom exterior lighting enhances both curb appeal and security. Walk-Out Lower Level: Large family room that can serve as part of the main home or be closed off for suite privacy. Beautifully finished illegal one-bedroom suite with private access from both inside and outside. Full kitchen, open-concept living and dining area, spacious bedroom, modern bathroom, and private laundry. Enjoy the comfort of hot water in-floor heating throughout the basement. Noteworthy Upgrades: New furnace and HRV unit (2023). New hot water tank (2025). Water softener system. This is more than a home – it's a lifestyle. With premium finishes, extensive upgrades, and a flexible layout tailored for modern families or those seeking a luxurious investment opportunity, this property truly stands out. OPEN HOUSE, SATURDAY, OCTOBER 25TH, 1:00 pm to 3:00 pm.

Built in 2006

Essential Information

MLS® #	A2256740
Price	\$734,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,345
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address 1957 High Country Drive NW
Subdivision Highwood Village
City High River
County Foothills County
Province Alberta
Postal Code T1V 0A5

Amenities

Parking Spaces 3
Parking 220 Volt Wiring, Alley Access, Automatic
Opener, Gravel Driveway, 10' Wide, Paved
Street, Oversized, Rear Driveway, Workshop in Garage

of Garages 2

Interior

Interior Features Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Stone

Has Basement Yes

Basement Finished, Full, Suite, Walk-Out

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 9th, 2025

Days on Market 15



Zoning	TND
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Listing Details

Listing Office	Century 21 Foothills Real Estate
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