

# \$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	4
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.